EAGLE MOUNTAIN
CITY COUNCIL MEETING

April 20, 2021, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4-207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Council to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address and phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:
eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATES - City Administrator Items

1.B UPDATE - Overland Village Two Phase A Preliminary Plat & Master Site Plan

Overland Village 2 Phase A Preliminary Plans
Overland Village 2 Phase A Townhome Landscaping Plans
Overland Village 2 Phase A Townhome Elevations/Photos
Overland Village 2 Phase A Traffic Impact Study - Executive Summary
City Council Meeting Minutes 11-17-20
Overland Village 2 Approved Village Concept Plan

1.C PRESENTATION - FY 2021-2022 Budget

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

9. AGREEMENTS

9.A Insurance Renewal Agreement - MotivHealth
MotivHealth Insurance Agreement

9.B Safe Routes to School Cooperative Agreement
Safe Routes to School Cooperative Agreement
SRTS Map - Major to Aviator

10. BOND RELEASES

10.A Skyline Ridge Phase 2, Plat 3 - Into Warranty

Bond Release Letter
Recorded Plat

11. CHANGE ORDER

11.A Cory B. Wride Memorial Park Phase 2 Project Change Order #2 - Kenny Seng Construction

12. MINUTES

12.A April 6, 2021 Minutes - Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.A O'Reilly Auto Parts - Site Plan
Site Plan
Elevations
Truck Loading
Buffering With Oak Hollow
Buffering Proposal

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones.

BACKGROUND: (*Presented by Planning Manager Pete Kane*) The proposed ordinance amends the municipal development code for EMMC 17.25 Residential Zones by removing single-family dwellings as a permitted use in the MF1 zone and setting a required average lot size for the RD2 zone.
ORD--EMMC 17.25 Residential Zones
EMMC 17.25 Residential Zones - PROPOSED

14.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as Sweetwater Industrial Park.

BACKGROUND: (*Presented by Planning Manager Pete Kane*) The project, referred to as Sweetwater Industrial Park, contains about 126.61 acres of land located west of Pony Express Parkway and south of Tiffany Lane. The request includes a rezoning of the property to a mix of CC (Commercial Community), LMD (Light Manufacturing / Distribution), and Industrial with the Sweetwater Industrial Overlay. It also includes a request to amend the land use designations on the property in line with the requested

zoning designations. The applicant previously requested rezoning of the property in the summer of 2020. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.
ORD--Amending Future Land Use Map and Rezoning Sweetwater Industrial Park
General Plan Amendment Exhibit
Rezone Exhibit
City Council Meeting Minutes - July 21, 2020
General Plan Future Land Use and Transportation Map

15. ORDINANCES

15.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code by Repealing Section 3.10.080 Reimbursement for Certain Users.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed ordinance repeals Section 3.10.080 Reimbursement for certain users. Currently, the Municipal Code allows for the reimbursement of certain municipal energy sales and use tax for the sale, storage, use, or other consumption of taxable energy that is paid or remitted to Eagle Mountain City on behalf of the person or entity. Repealing this section of the code would remove the opportunity for those whose total aggregated electric load is at least 15,000 kW based on an annual peak load.
ORD--EMMC Repealing 3.10.080 Reimbursement for Certain Users
EMMC 3.10.080 Reimbursement for Certain Users

16. CITY COUNCIL/MAYOR'S BUSINESS
This time is set aside for the City Council's and Mayor's comments on City business.

17. CITY COUNCIL BOARD LIAISON REPORTS
This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

18. COMMUNICATION ITEMS

18.A Financial Report
Budget Executive Summary March 2021

18.B Upcoming Agenda Items
CI--Upcoming Agenda Items

19. ADJOURNMENT

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this #th day of Month, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **APRIL 20, 2021**

TITLE:	UPDATE - Overland Village Two Phase A Preliminary Plat & Master Site Plan
ITEM TYPE:	Master Site Plan & Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	Ivory Homes (Bryon Prince)

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential One		~86.5	Overland

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford

RECOMMENDATION:

BACKGROUND:
This plat is part of the Overland Master Development Plan and is subject to the Overland Master Development Agreement (MDA). The MDA allows for flexibility in lot sizes and unit types, and requires a village concept plan to be approved prior to a preliminary plat or site plan. The Village Concept Plan for Village 2 was approved by the City Council on November 17, 2020. The village concept plan is somewhat conceptual, and minor changes to the plan can be proposed along with a preliminary plat or site plan. This is the first preliminary plat in Village 2. The lot and unit layouts comply with the village concept plan, with some minor modifications due to conditions of approval from the City Council and staff review comments. The City's Development Review Committee (DRC), including the UFA Fire Marshal, has reviewed these plans several times and the applicant has made quite a few changes in order to comply with the review comments.

ITEMS FOR CONSIDERATION:
ROADS & CONNECTIVITY
The roads in this project, with the addition of mid-block pedestrian trails, comply with the City's connectivity standards found in EMMC 16.30.090. The project includes left-turn lanes and right-turn deceleration lanes at each entrance on Pony Express Parkway. A

connection has also been made to the north between lots 298 and 299 (to connect to Oquirrh Mountain Ranch), and this phase connects to Airport Road, across the street from the Village 1 intersection. Several roads are designed with a 63-foot wide right-of-way and include a 12-foot asphalt trail and 8-foot parkstrip on one side, with a 5-foot parkstrip and 5-foot sidewalk on the other side.

OFF-STREET PARKING

EMMC 17.55.120c requires, for townhouses, two stalls per dwelling unit (not in tandem configuration) plus one guest parking space per three dwelling units. One space per unit must be within a fully enclosed garage. We count 33 off-street parking spaces in the south townhouse area (Units 1001 - 1090), in addition to the 2-car garages and driveways. This complies with the code. The north townhouse area (65 units) includes approximately 22 off-street parking spaces in addition to the 2-car garages and driveways. This complies with the code.

LOT WIDTHS & SETBACKS

The Overland MDA provides the developer with predictability by vesting them in the City's laws and ordinances in effect at the time the MDA was executed. Paragraph 1.2.13 defines City's Vested Laws to mean "the ordinances, policies, standards and procedures of the City related to zoning, subdivisions, development, public improvements and other similar or related matters that were in effect as of the date of this MDA." The updates the City has made in the last couple of years to the lot widths and setbacks for residential lots therefore are not applicable to this project. A majority of the lots actually comply with the City's current lot width standards; however, some of the smaller lots have lot frontages of 55 feet. This is in compliance with the code standards in place when the MDA was approved (previous minimum was 55 feet; current minimum is 58 feet). The typical building setbacks are also in compliance with the code at the time of MDA approval (22' front, 20' rear, 5' side, 10' garage side, 15' street side).

BUILDING ELEVATIONS / MULTI-FAMILY DESIGN STANDARDS

The proposed townhomes must comply with the architectural and design standards in EMMC 17.72. Here are several items of note:

- Garage location - EMMC 17.72.030(C) states that garages should be placed to the rear and accessed by a service drive.

These townhomes are all designed with rear-access garages.

- Units/building - A majority of these townhomes are 3 or 4 units to a building. There are only a couple of buildings that contain 5 units.
- Materials - EMMC 17.72.040(F)(1) requires a minimum of at least two exterior materials on all faces. A good mix of materials has been included on each elevation. The front elevation includes 39% siding, 26% stucco, 16% brick, and 19% openings (windows, doors, etc.). The side elevations include 39% siding, 32 - 33% stucco, 18 - 20% brick, and 9% openings. The rear elevation includes 36% siding, 14% stucco, 17% brick, and 34% openings (windows and garage doors).
- Colors - EMMC 17.72.040(G) states that building colors are not restricted to desert landscape colors and recommends a wide color palette. Each building and elevation contains a mix of colors and there are several color schemes proposed.
- Building articulation - EMMC 17.72.040(D) requires vertical and horizontal articulation including facade modulation, changes in textures/materials, window patterns, offsets, recesses, and projections. The buildings demonstrate compliance with these standards.
- Architectural Detailing - These townhomes include porches, popouts, decorative trim and moldings, columns, decorative gables, window grids, and decorative windows. These units are in compliance with EMMC 17.72.040(E)(2).
- Lighting - EMMC 17.72.040(I) requires that lighting be shielded and directed downwards. This will be evaluated prior to building permit approval.
- Mailbox structure - EMMC 17.72.040(J) states that cluster mailboxes should be used for multifamily developments based on USPS requirements. It recommends that the structures should "emulate the buildings in materials and color." The applicant should develop specific details/plans for the cluster mailbox to reflect the design of the buildings. The applicant will need to provide a plan that indicates mailbox locations and include pullouts or temporary parking areas so as to not create traffic congestion.

FENCING

Consistent privacy fencing is required along Pony Express Parkway and Airport Road. We expect that this will be consistent with the masonry wall and fencing installed in Village 1.

OPEN SPACE / TRAILS
The plans include 12-foot wide asphalt trails running through the open space areas, connecting to the trail along Pony Express Parkway, to the north property through Parcel H, and along some of the main roads (Wildcat Peak, Arnot Peak, and Garfield Hills Drive). Small entry monuments are also proposed at each entrance along Pony Express Parkway. These are anticipated to be similar to the small monument at Village 1. All of the open space areas within this preliminary plat will be owned and maintained by the HOA. In order to reduce water use and the cost of ongoing maintenance, the developer has designed a majority of the open space areas to be an enhanced native landscaping, including grasses, wildflowers, trees, and shrubs. The areas immediately surrounding the townhomes will be improved with additional plantings and small areas of sod. The City's Parks Director feels comfortable with the proposed landscaping plans. See attached landscape plans. The MDA requires a medium park to be improved in Village 2. This park will be in a later phase, a little further west, and is not included in this current phase. A pool and large clubhouse are being built/finished in Village 1, just south of this phase, and will be available for use by these future residents.

MASTER SITE PLAN / INDIVIDUAL SITE PLANS
Due to the level of detail provided with this master site plan for the townhome building elevations, landscaping, and layouts, we recommend that individual site plans are unnecessary in this case and have included a recommended condition of approval to that effect.

REQUIRED FINDINGS:
Preliminary plat and master site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for preliminary plat and master site plans can be found in EMMC 16.20 and 17.100, respectively. The Overland Master Development Agreement should also be considered when reviewing these applications.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission held a public hearing on the applications

on April 13, 2021.

The Commission voted unanimously to recommend approval of the Overland Village 2 Phase A Preliminary Plat and Master Site Plan with the following conditions:

1. Individual site plans are not required for the townhomes in this plat.
2. Applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow.
3. Privacy fencing, in accordance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road.
4. The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56).

The Commission also noted that the applicant stated they plan to continue the masonry wall from Village 1 with this portion of the project along the east and south.

ATTACHMENTS:

Overland Village 2 Phase A Preliminary Plans

Overland Village 2 Phase A Townhome Landscaping Plans

Overland Village 2 Phase A Townhome Elevations/Photos

Overland Village 2 Phase A Traffic Impact Study - Executive Summary

City Council Meeting Minutes 11-17-20

Overland Village 2 Approved Village Concept Plan

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

PREPARED FOR:
IVORY HOMES
LOCATED IN:
EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP
NTS

ROAD SECTION NOTES

1. **PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION
2. **UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
3. **COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

WATER NOTES

1. **VALVES:**
A. VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
B. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES
2. **BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
3. **DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. **SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
5. **SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. **WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1"ABOVE THE PLANE OF THE CURB & SIDEWALK
7. **WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
8. **HYDRANTS:** HYDRANTS TO BE 5" BURY (MINIMUM)
9. **LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. **TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. **WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL
12. **VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES
13. **WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS
14. **WATER MAIN LINE:** NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

SEWER NOTES

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

STORM DRAIN NOTES

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

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

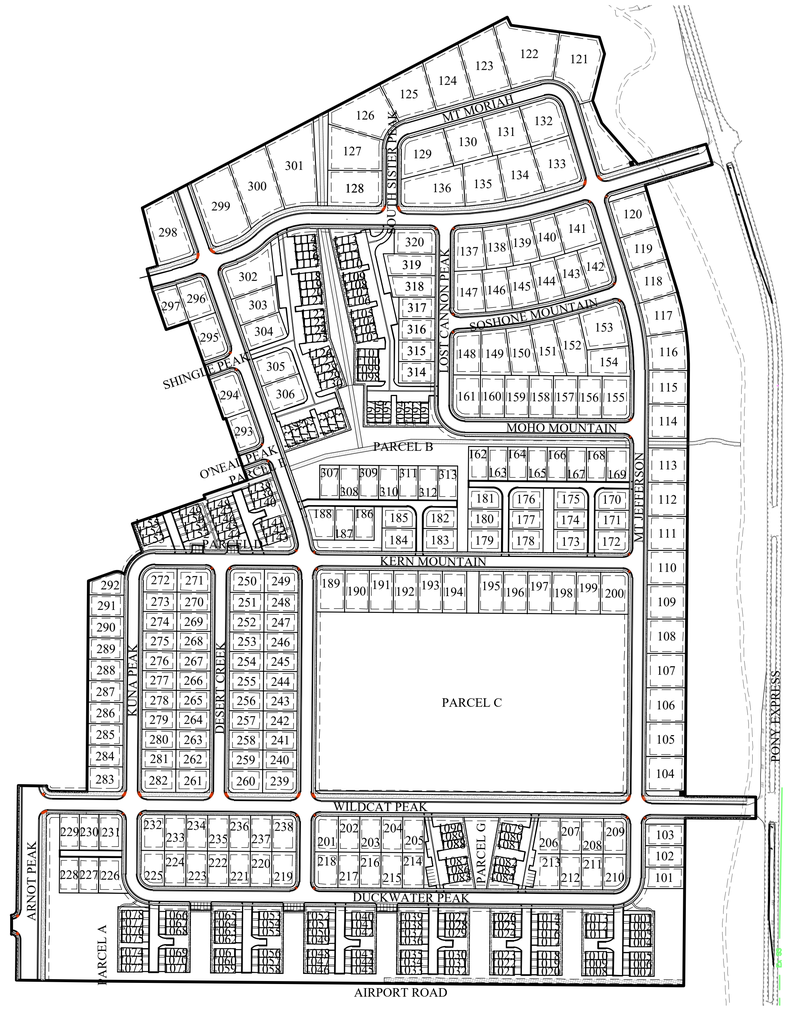
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATHEW WANGSGAARD
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6891
CONTACT: BRYON PRINCE



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN LANDSCAPING
C3.6	PRELIMINARY TRAIL PLAN
C4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
C4.3	PRELIMINARY GRADING & DRAINAGE PLAN
C4.4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.5	PRELIMINARY GRADING & DRAINAGE PLAN
C4.6	PRELIMINARY GRADING & DRAINAGE PLAN
C4.7	PRELIMINARY GRADING & DRAINAGE PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C6	EROSION CONTROL PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN



Know what's below. Call 811 before you dig.

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	#####
5	----	----
6	----	----

COVER SHEET

Scale:	1"=200'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C1		

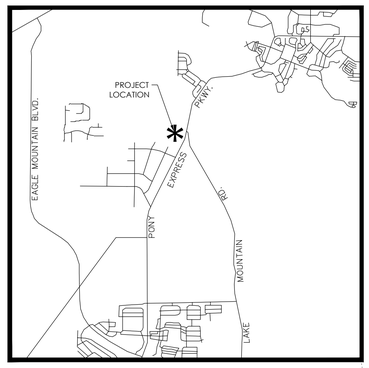
Z:\...2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C1 - PRELIMINARY COVER.dwg

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
LOCATED IN THE NE$\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS

TOTAL ACREAGE:	89.29± ACRES
TOTAL ACREAGE IN LOTS:	44.46± ACRES
TOTAL ACREAGE IN ROW:	19.14± ACRES
TOTAL OPEN SPACE:	10.01± ACRES
TOTAL INSTITUTIONAL ACREAGE:	9.99± ACRES
AVERAGE LOT SIZE:	0.12± ACRES
LARGEST LOT SIZE:	0.59± ACRES
SMALLEST LOT SIZE:	0.03± ACRES
OVERALL DENSITY:	4.20 LOTS/ACRE
TOTAL # OF LOTS:	375 LOTS

GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 ft.



VICINITY MAP
NTS

MATCHLINE SEE SHEET C2.1

NOTES:
1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.

FOR REVIEW ONLY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY PLAT

Scale:	1"=70'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C2		

Know what's below. Call 811 before you dig.

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C2 - PRELIMINARY PLAT.dwg

PRELIMINARY PLAT

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

LOCATED IN THE NE¼ AND NW ¼ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

LEGAL DESCRIPTION
PREPARED FOR
OVERLAND VILLAGE 2
EAGLE MOUNTAIN CITY, UTAH
(Rev March 12, 2021)
20-0479

PRELIMINARY PLAT BOUNDARY

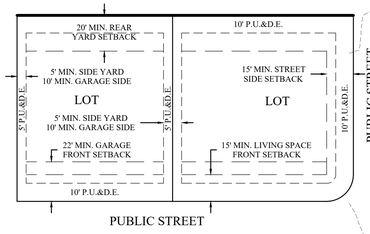
A portion of the NE1/4 and NW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located S89°36'58"E along the Section line 371.92 feet from the North 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence S89°36'58"E along the Section line 1,150.24 feet to the West line of Pony Express Trail A as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following three (3) courses: 1) S00°23'02"W 25.00 feet; 2) S54°09'26"E 248.32 feet; 3) S11°08'55"W 48.72 feet to the Northerly Corner of that Real Property described in Exhibit A of the State of Utah Exchange Patent No. 19968 in Entry No. 28888:2007 of the Official Records of Utah County; thence along said patent the following three (3) courses: 1) S42°09'31"W 134.22 feet; 2) S06°36'38"W 68.52 feet; 3) S13°15'31"E 154.22 feet to the Southwesterly Corner of Pony Express Trail A as described in said Amended and Restated State of Utah Exchange Patent 19737; thence S78°51'05"E along said patent 199.60 feet to the Westerly Right-of-Way Line of Pony Express Parkway as described as the Sweetwater Road Realignment in the State of Utah Exchange Patent No. 19679 in Entry No. 19071:2005 of the Official Records of Utah County; thence S11°08'50"W along said right-of-way 60.00 feet to the Northeast Corner of Pony Express Trail B as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following five (5) courses: 1) N78°51'05"W 196.98 feet; 2) S11°08'55"W 315.69 feet; 3) along the arc of a curve to the right with a radius of 712.61 feet a distance of 215.23 feet through a central angle of 17°18'19" Chord: S19°48'05"W 214.42 feet; 4) S28°27'14"W 1,194.43 feet; 5) S61°32'46"E 197.10 feet to the Westerly Right-of-Way Line of Pony Express Parkway as described as the Sweetwater Road Realignment in said State of Utah Exchange Patent No. 19679; thence S28°27'09"W along said patent 60.00 feet to the Northeast Corner of Pony Express Trail C1 as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following two (2) courses: 1) N61°32'46"W 197.10 feet; 2) S28°27'14"W 469.02 feet to the Northerly Right-of-Way line of Airport Road described in the State of Utah Exchange Patent No. 19679 in Entry No. 19071:2005 of the Official Records of Utah County; thence N61°32'47"W along said right-of-way 1,864.66 feet; thence N28°27'14"E 113.50 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'01" Chord: N16°32'46"W 21.21 feet; thence N28°27'15"E 53.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N28°27'13"E) a distance of 23.56 feet through a central angle of 89°59'59" Chord: N73°27'14"E 21.21 feet; thence N28°27'14"E 347.52 feet; thence S61°32'46"E 80.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S61°32'46"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S16°32'46"E 21.21 feet; thence S61°32'46"E 97.05 feet; thence N28°27'14"E 588.35 feet; thence S81°12'01"E 76.73 feet; thence along the arc of a curve to the right with a radius of 25.00 feet a distance of 19.35 feet through a central angle of 44°20'11" Chord: S59°01'55"E 18.87 feet; thence S36°51'49"E 11.64 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 86.50 feet (radius bears: S50°13'56"E) a distance of 80.51 feet through a central angle of 53°19'45" Chord: N66°25'56"E 77.64 feet; thence N08°47'59"E 84.95 feet; thence S81°12'01"E 216.00 feet; thence N08°47'59"E 9.03 feet; thence N81°12'01"W 8.00 feet; thence N08°47'59"E 115.08 feet; thence N13°12'19"E 63.00 feet; thence S76°47'41"E 31.18 feet; thence N13°12'19"E 168.63 feet to the point of beginning.

Contains: 89.29 acres+/-

NOTES:

1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
3) TOWNHOMES MUST BE 15' FROM ROADS AND 15' FROM BUILDING TO BUILDING.



TYPICAL BUILDING SETBACKS
N.T.S.

811 Know what's below. Call 811 before you dig.

GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 ft.

MATCHLINE SEE SHEET C2

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY PLAT

Scale:	1"=70'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C2.1		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C2.1 - PRELIMINARY PLAT.dwg

SITE PLAN TABLE

220 SINGLE FAMILY UNITS
155 TOWNHOME UNITS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

AIRPORT ROAD
ARNOT PEAK
PARCEL A
KUNA PEAK
DESERT CREEK
TULLE MOUNTAIN
PARCEL D
PARCEL E
PARCEL B
PARCEL C
PARCEL G
PARCEL H
PARCEL F
WILLOW AT PEAK
DECKER PEAK
KERN MOUNTAIN
MOHO MOUNTAIN
GARFIELD THIEFS DR
SOUTH SISTER PEAK
LOST CANNON PEAK
SOUTH MOUNTAIN
MT JEFFERSON
PONY EXPRESS

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

OVERALL SITE PLAN

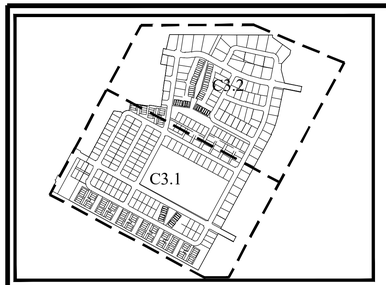
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	#####	----
5	----	----
6	----	----

OVERALL SITE PLAN

Scale:	1"=100'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C3		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3 - PRELIMINARY SITE PLAN.dwg



KEY MAP
N.T.S

MATCHLINE SEE SHEET C3.2

GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

KERN MOUNTAIN
WILDCAT PEAK
DUCKWATER PEAK
ARNOT PEAK
KUNA PEAK
DESERT CREEK
MT. HEFFERSON
PONY EXPRESS
PARCEL A
PARCEL C
PARCEL G
DRIVEWAY
DECELERATION LANE
PROPOSED ENTRY MONUMENT
LEFT TURN LANE
AIRPORT ROAD

811 Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE 2 PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

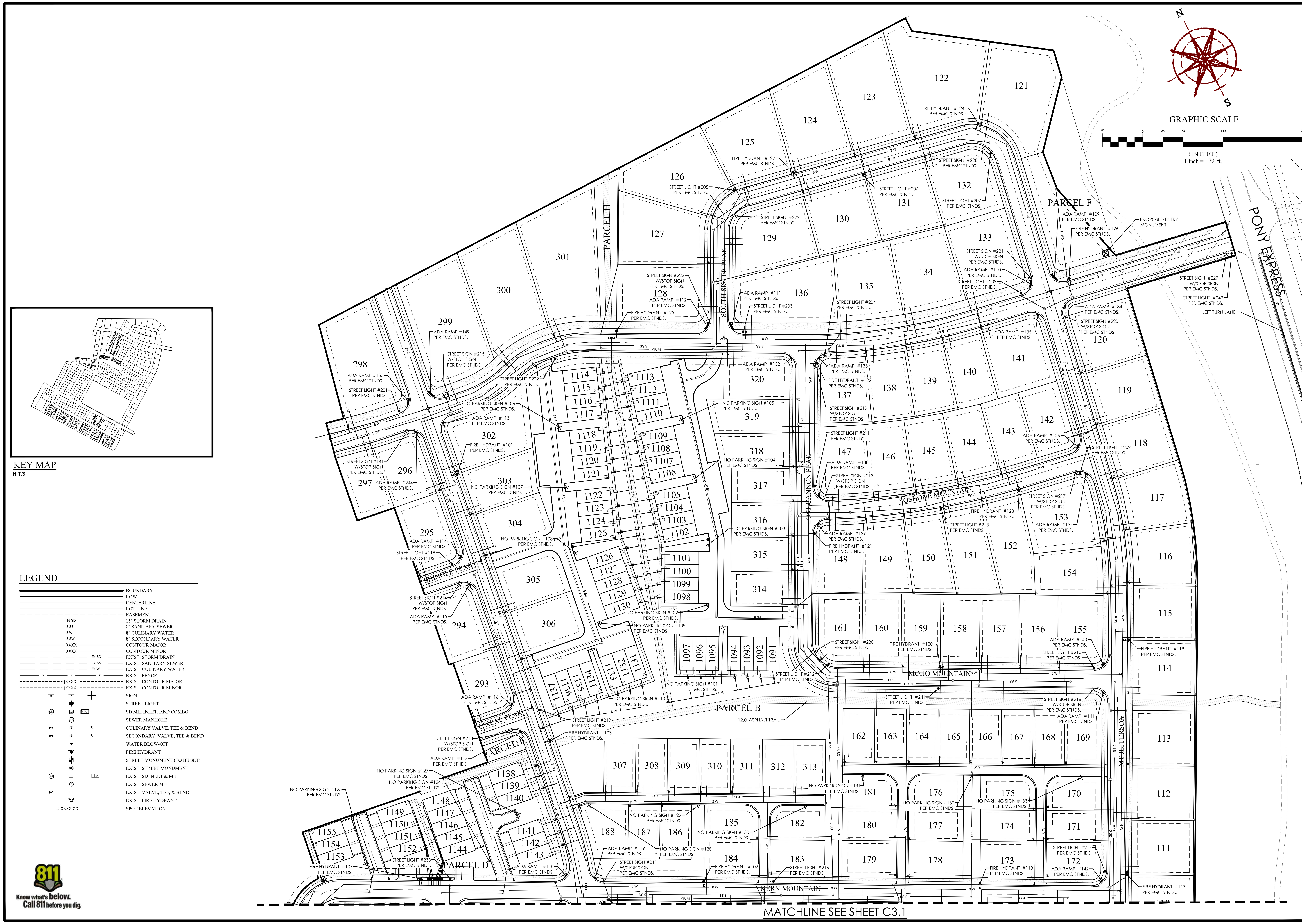
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=70'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C3.1		

Z:_2020\20-0479 Overland Village 2 Preliminary\Design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3.1 - PRELIMINARY SITE PLAN.dwg



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

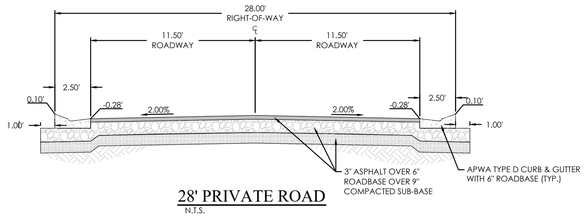
SITE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	####
5	----	----
6	----	----

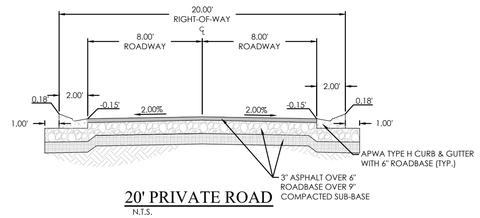
SITE PLAN

Scale:	1"=70'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C3.2		

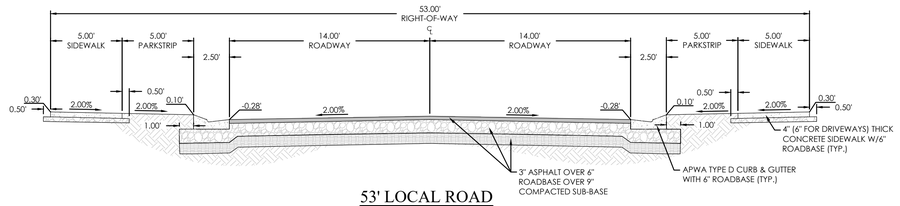
Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3.2 - PRELIMINARY SITE PLAN.dwg



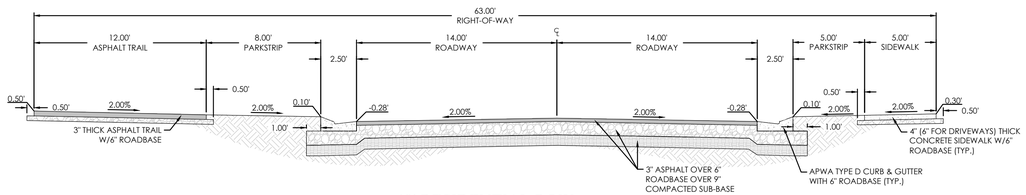
28' PRIVATE ROAD
N.T.S.



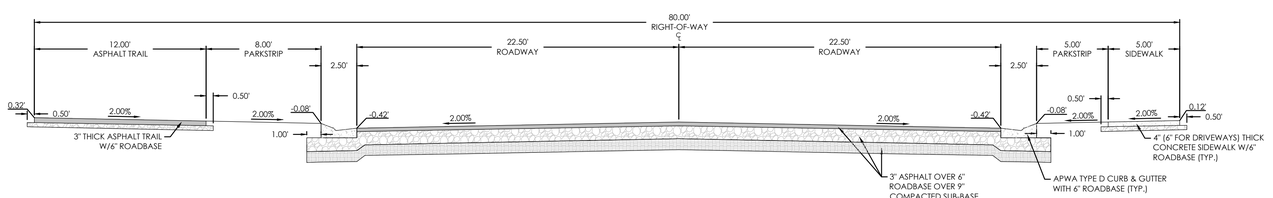
20' PRIVATE ROAD
N.T.S.



53' LOCAL ROAD
N.T.S.



63' RESIDENTIAL ROW
N.T.S.



80' RESIDENTIAL ROW
N.T.S.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE 2 PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	#####	----
5	----	----
6	----	----

811 Know what's below. Call 811 before you dig.

SITE PLAN

Scale:	1"=70'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C3.3		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3 - SITE PLAN ROAD DESCRIPTIONS.dwg

HOA OWNED AND MAINTAINED AREA =
HOA OWNED AND MAINTAINED AREA = 15.4 ACRES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD — 15" STORM DRAIN
- 8" SS — 8" SANITARY SEWER
- 8" W — 8" CULINARY WATER
- 8" SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

ARNOT PEAK
KUNA PEAK
DESERT CREEK
TULLE MOUNTAIN
DUCKWATER PEAK
WILDCAT PEAK
KERN MOUNTAIN
PARCEL C
MT JEFFERSON
PONY EXPRESS
AIRPORT ROAD
SHINGLE PEAK
CONEAL PEAK
SOUTH SISTER PEAK
LOST CANNON PEAK
MOHO MOUNTAIN
SOSHONE MOUNTAIN
GARFIELD HILLS DR

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=100'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C3.4		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3.3 - PRELIMINARY SITE PLAN.dwg

TREE LEGEND

- (TBD) Acer grandidentatum — Bigtooth Maple 1 1/2" cal.
- (TBD) Crataegus douglasii — Black Hawthorn 1 1/2" cal.
- (TBD) Quercus gambelii — Scrub Oak 5' height
- (TBD) Juniperus osteosperma — Utah Juniper 6' height
- (TBD) Juniperus monosperma — One-seed Juniper 6' height

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity
SHRUBS				
ATS	Artemisia tridentata	Big Sagebrush	2 Gal	TBD
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal	TBD
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal	TBD
FPF	Fallugia paradoxa	Apache Plume	1 Gal	TBD
JCC	Juniperus communis	Common Juniper	1 Gal	TBD
PMN	Physocarpus malvaceous	Mallow Ninebark	2 Gal	TBD
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal	TBD
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal	TBD
RAC	Ribes aureum	Golden Current	1 Gal	TBD
RWW	Rosa woodsii	Woods Rose	1 Gal	TBD

NOTES:

1. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLICATION:

1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
4. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

HOA OWNED AND MAINTAINED LANDSCAPING AREA =
HOA OWNED AND MAINTAINED LANDSCAPING AREA = 10.67 ACRES

NOTE: HOA OWNED AND MAINTAINED LANDSCAPING AREA TO BE LANDSCAPED WITH NATIVE GRASS SEED MIX ON THIS SHEET AND TO HAVE PLANTING CLUSTERS WITH THE PLANTS SHOWN IN THE PLANT SCHEDULE ON THIS SHEET WITH CLUSTER AREAS TO BE SHOWN AT FINAL.

AIRPORT ROAD
ARNOT PEAK
PARCEL A
KUNA PEAK
DESERT CREEK
TULLE MOUNTAIN
DUCKWATER PEAK
WILDCAT PEAK
PARCEL C
KERN MOUNTAIN
ONEAL PEAK
SHUGGLE PEAK
GARFIELD HILLS DR
SOUTH SISTER PEAK
LOST CANNON PEAK
MOHO MOUNTAIN
SOSSE ONE MOUNTAIN
MT JEFFERSON
PONY EXPRESS

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN LANDSCAPING

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN LANDSCAPING

Scale:	1"=100'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C3.5		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3.4 - PRELIMINARY SITE PLAN LANDSCAPING.dwg

PROPOSED TRAIL
EXISTING TRAIL

12.00' ASPHALT TRAIL
0.50' 0.50'
3" THICK ASPHALT TRAIL W/6" ROADBASE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND
BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION

ARNOT PEAK
PARCEL A
KUNA PEAK
DESERT CREEK
PARCEL D
PARCEL E
ONEAL PEAK
SHINGLE PEAK
PARCEL B
PARCEL C
PARCEL G
DUCKWATER PEAK
WILDCAT PEAK
KERN MOUNTAIN
LOST CANNON PEAK
SOUTH SISTER PEAK
MOHO MOUNTAIN
SOSHONE MOUNTAIN
MT JEFFERSON
PARCEL F
AIRPORT ROAD
PONY EXPRESS
CONNECT TO EXIST TRAIL
CONNECT TO EXIST TRAIL

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE 2 PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY TRAIL PLAN

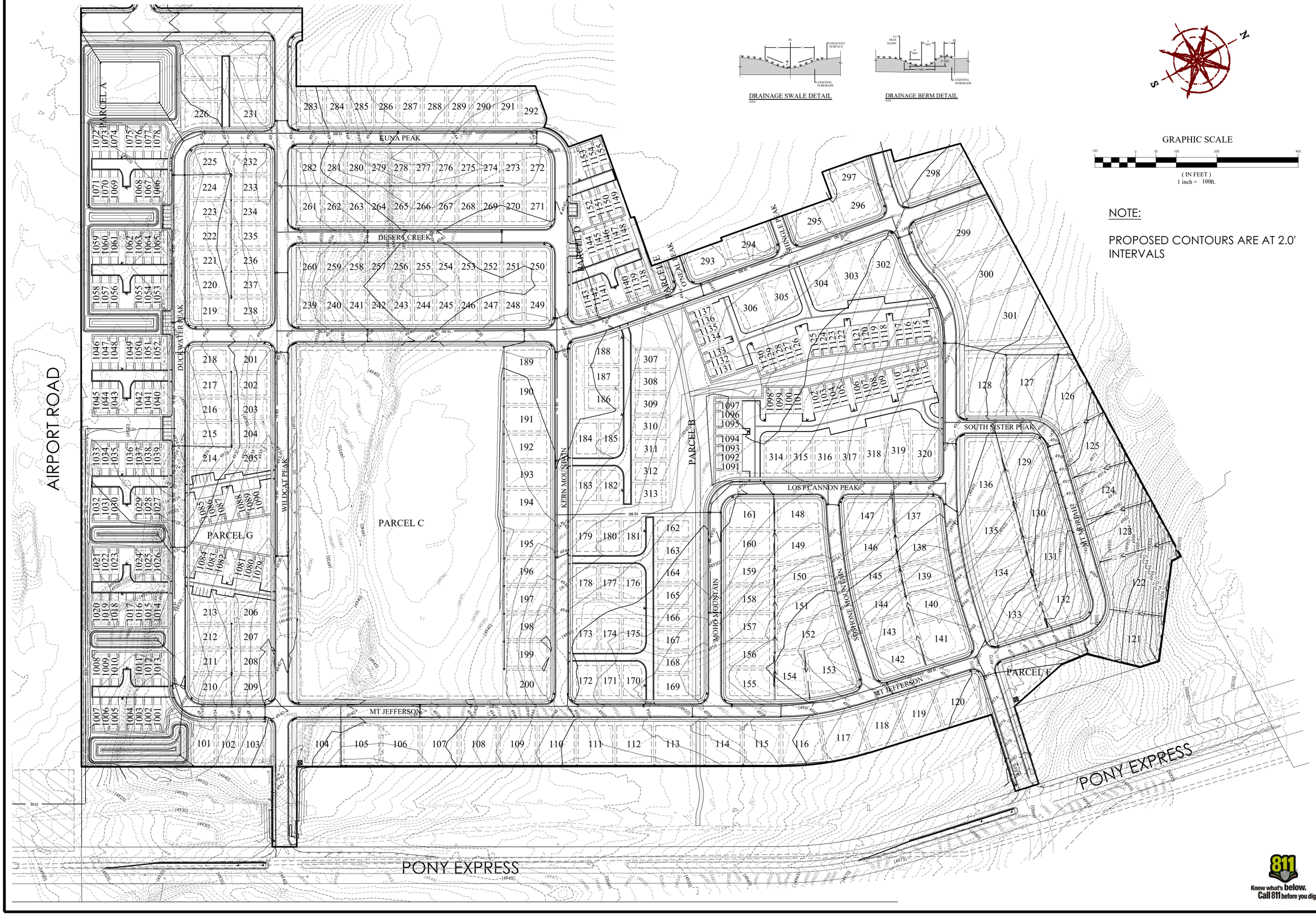
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	####
5	----	----
6	----	----

PRELIMINARY TRAIL PLAN

Scale:	1"=100'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C3.6		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3.6 - PRELIMINARY TRAIL PLAN.dwg



DRAINAGE SWALE DETAIL
NTS

DRAINAGE BERM DETAIL
NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 100ft.

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

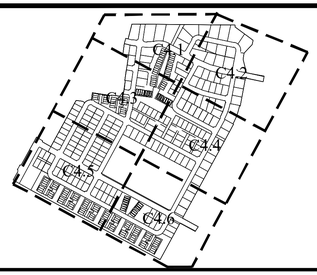
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	####
5	----	----
6	----	----

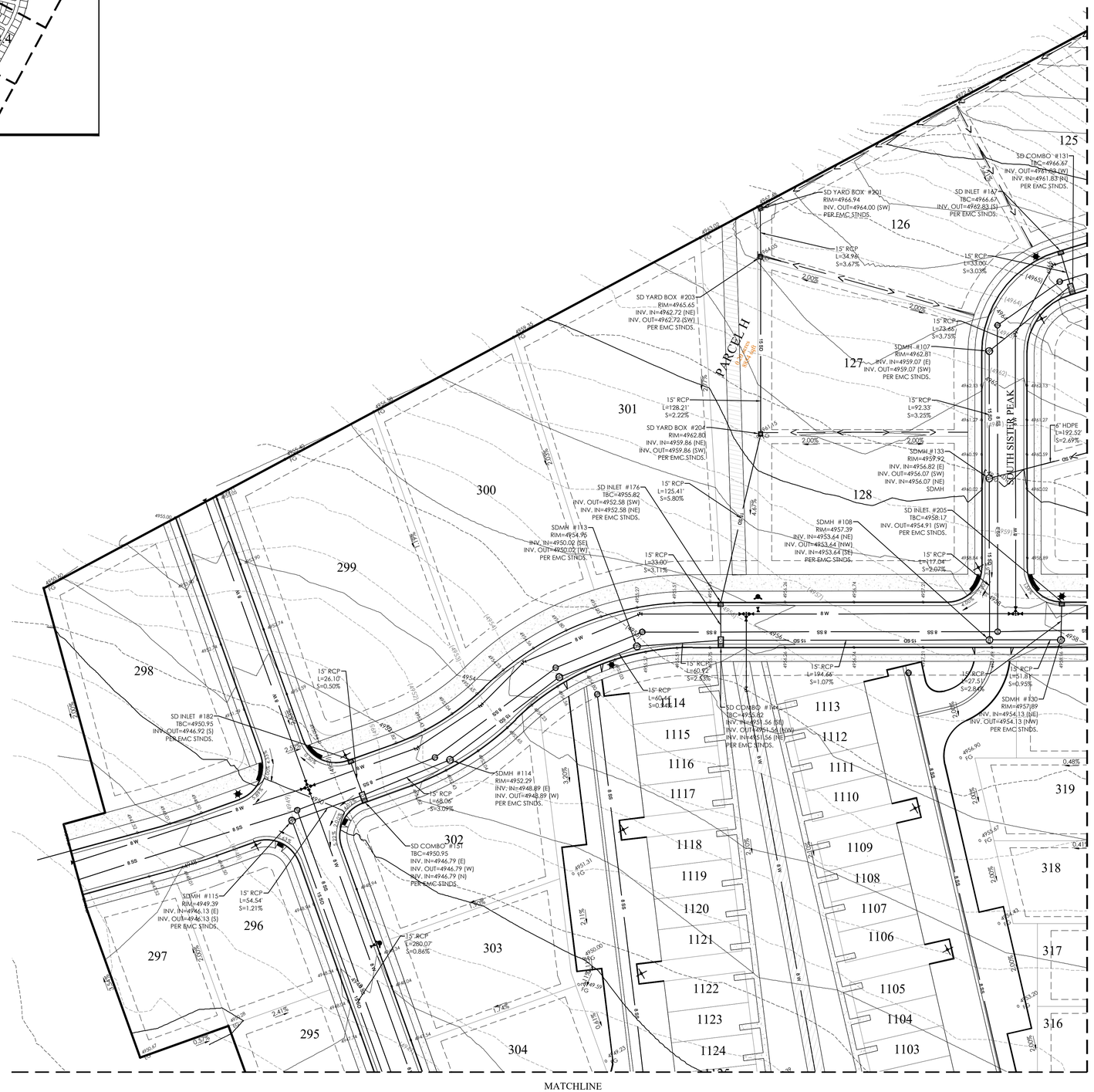
PRELIMINARY GRADING & DRAINAGE PLAN

Scale:	1"=100'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C4		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.0 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg



KEY MAP
N.T.S





GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

811 Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

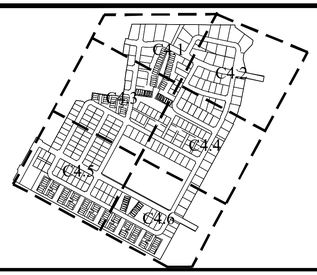
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

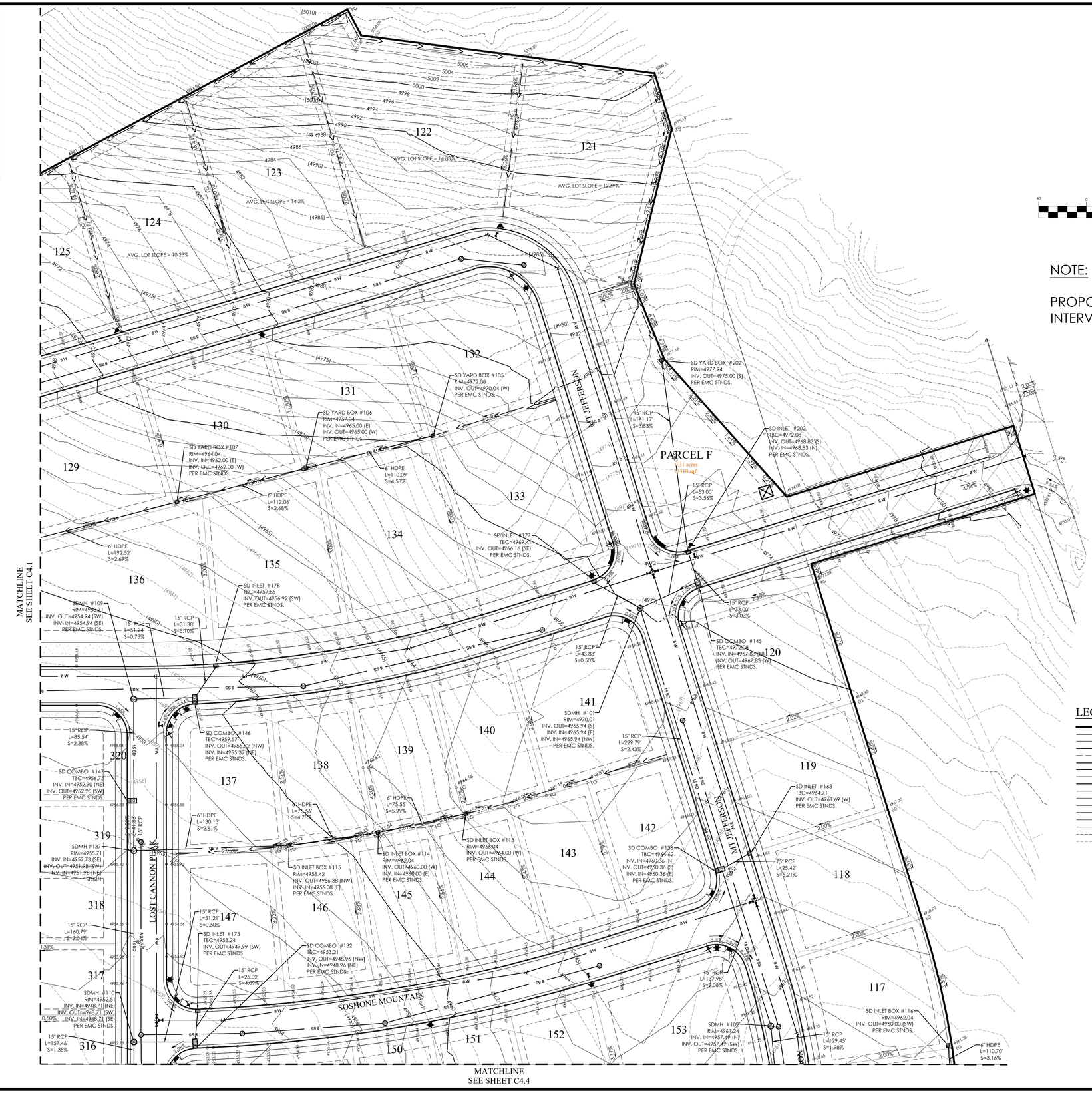
PRELIMINARY GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C4.1		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.1 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg



KEY MAP
N.T.S



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

811 Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

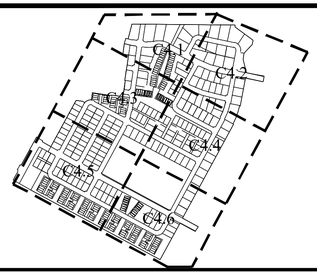
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

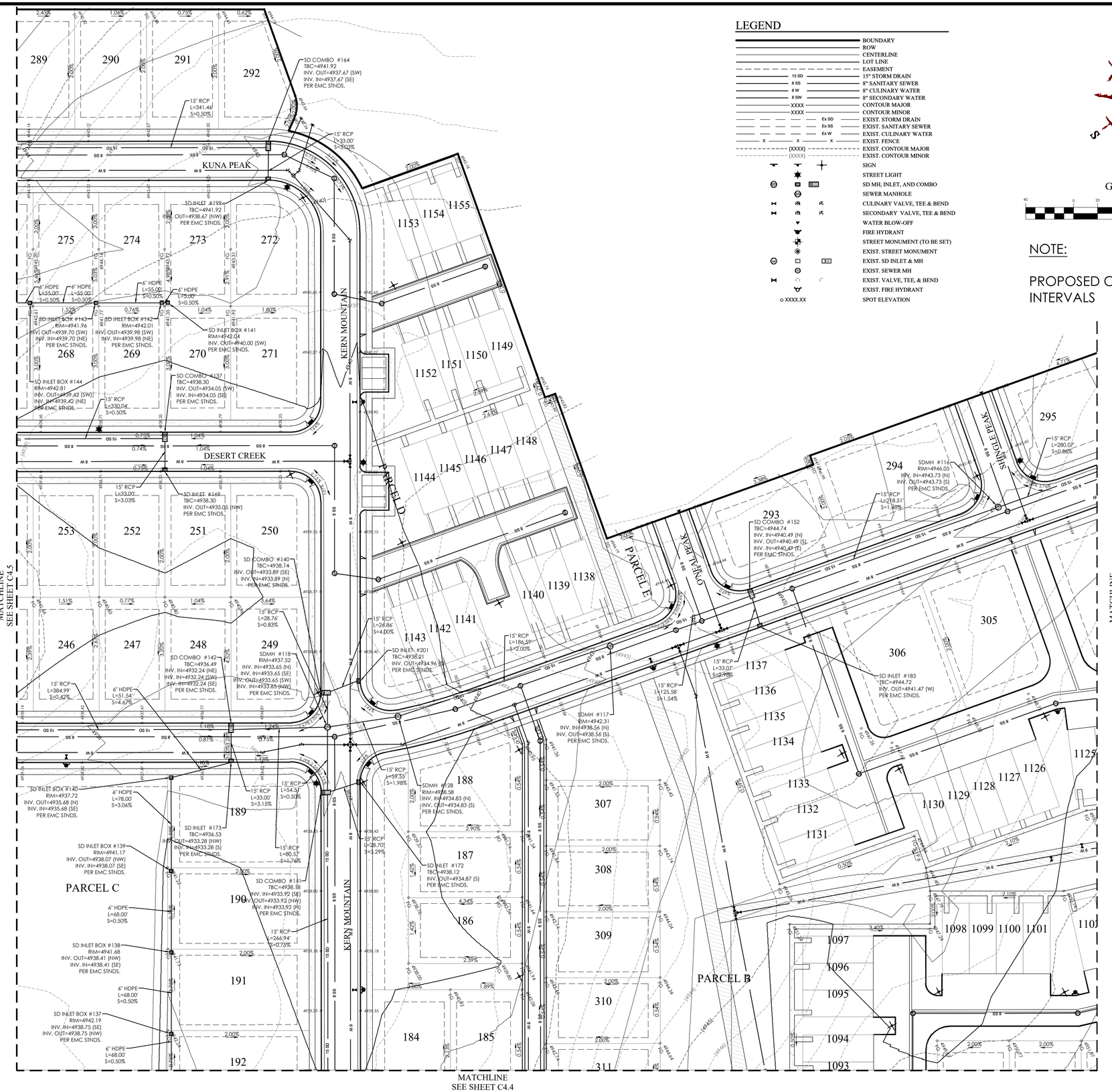
PRELIMINARY GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C4.2		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.2 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg



KEY MAP
N.T.S



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X X X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

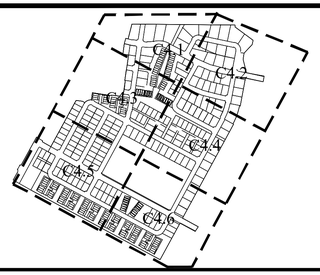
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

PRELIMINARY GRADING & DRAINAGE PLAN

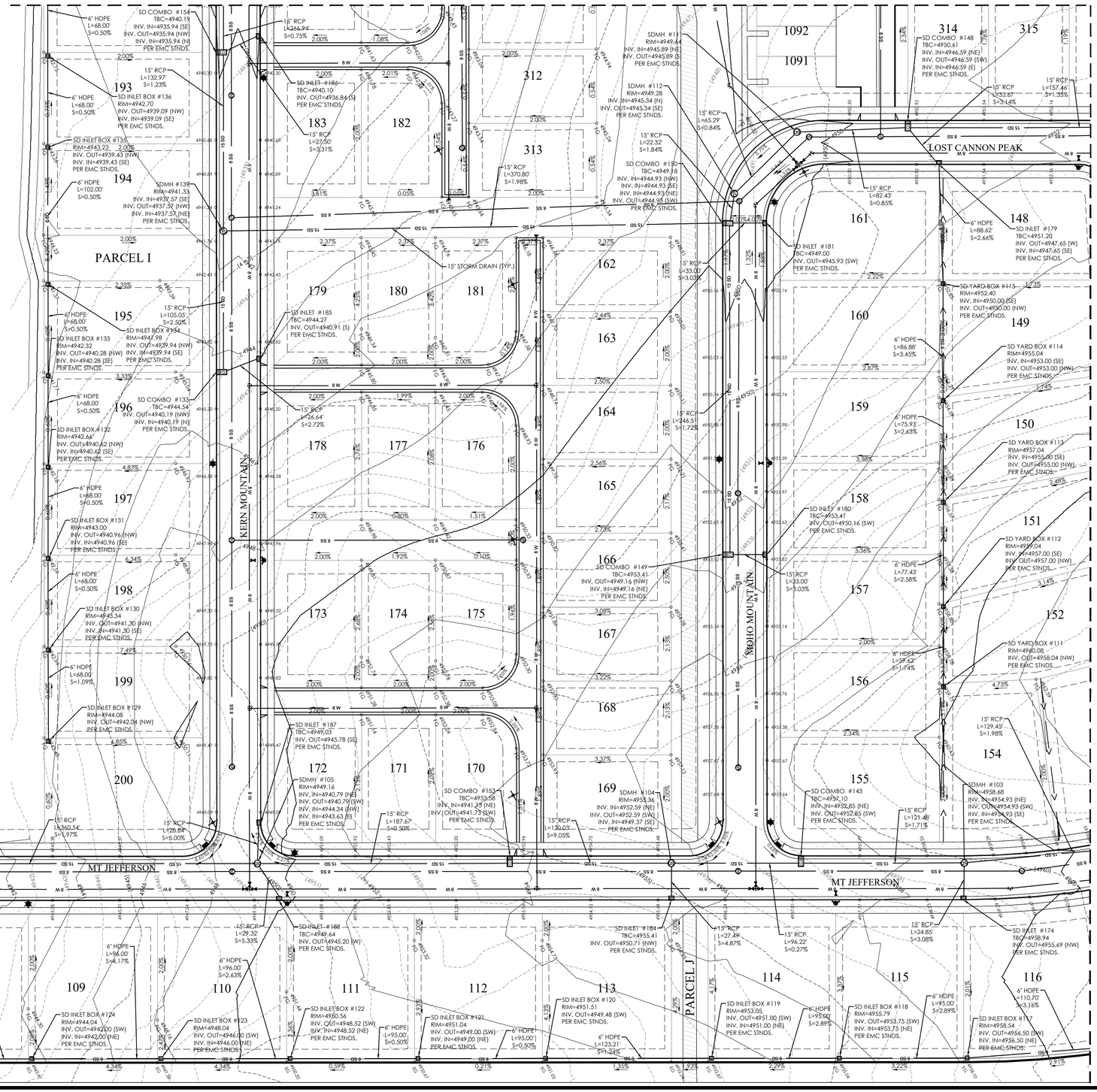
Scale:	1"=40'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C4.3		

Z:\...2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.3 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg



KEY MAP
N.T.S

MATCHLINE
SEE SHEET C4.3



MATCHLINE
SEE SHEET C4.6

MATCHLINE
SEE SHEET C4.2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

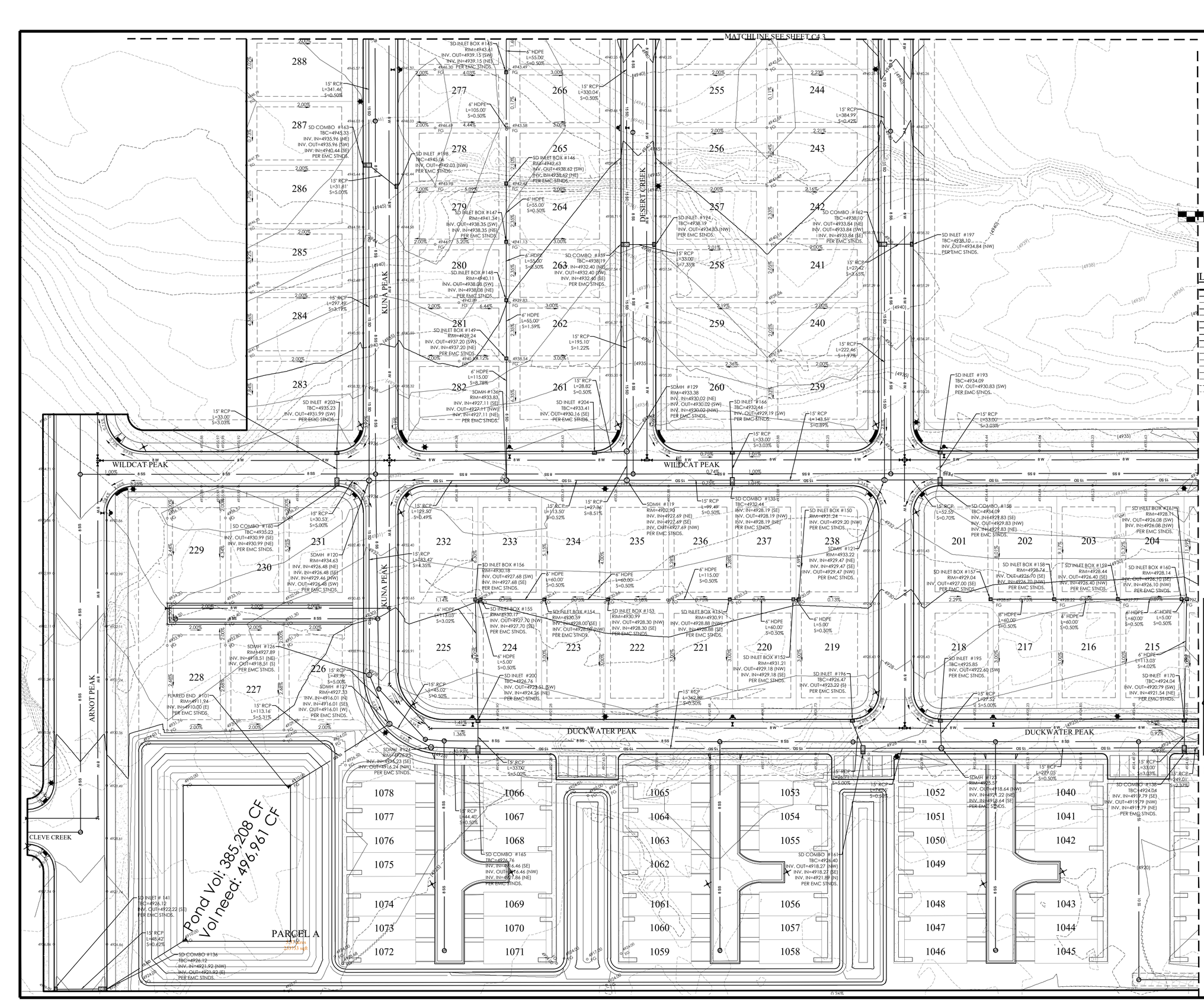
PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40' | Drawn: GB
Date: 03/17/21 | Job #: 20-0479
Sheet: C4.4

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.4 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.6



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

811 Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet: C4.5	

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.5 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg

MATCHLINE
SEE SHEET C4.4

MATCHLINE
SEE SHEET C4.5

PARCEL C
9.99 acres
435000 sqft

PARCEL G
1.10 acres
47870 sqft

WILDCAT PEAK

DUCKWATER PEAK

MT JEFFERSON

15" RCP L=360.54' S=1.97%

SD COMBO #139 TBC=4938.18 INV. IN=4933.70 (NE) INV. OUT=4933.70 (SW) PER EMC STNDS.

SD INLET #171 TBC=4938.18 INV. OUT=4934.70 (NW) PER EMC STNDS.

6" HDPE L=96.00' S=3.86%

15" RCP L=25.28' S=3.96%

SD INLET BOX #126 RIM=4937.48 INV. OUT=4934.29 (SW) INV. IN=4934.29 (NE) PER EMC STNDS.

15" RCP L=192.60' S=0.58%

6" HDPE L=95.95' S=0.50%

SD INLET BOX #127 RIM=4935.85 INV. OUT=4933.81 (SW) INV. IN=4933.81 (NE) PER EMC STNDS.

6" HDPE L=88.50' S=0.50%

6" HDPE L=145.13' S=0.50%

6" HDPE L=12.50' S=0.50%

SD INLET BOX #166 RIM=4935.41 INV. OUT=4933.37 (SW) INV. IN=4933.37 (NE) PER EMC STNDS.

SD INLET BOX #128 RIM=4935.48 INV. OUT=4933.31 (NW) INV. IN=4933.31 (NE) PER EMC STNDS.

SDMH #135 STA. 28+54.63 11.02' R RIM=4940.23 INV. IN=4932.58 (NE) INV. OUT=4932.58 (SW) INV. IN=4932.58 (SE) PER EMC STNDS.

15" RCP L=156.00' S=0.50%

SDMH #106 RIM=4939.77 INV. IN=4931.80 (NE) INV. OUT=4931.80 (SW) PER EMC STNDS.

SD INLET #192 TBC=4937.81 INV. OUT=4934.80 (SW) PER EMC STNDS.

15" STORM DRAIN (TYP.)

15" RCP L=501.06' S=0.79%

SD COMBO #134 TBC=4937.83 INV. IN=4933.80 (NE) INV. OUT=4933.80 (NW) PER EMC STNDS.

15" RCP L=33.00' S=3.03%

15" RCP L=249.01' S=2.37%

SD INLET #191 TBC=4929.72 INV. OUT=4926.68 (SW) PER EMC STNDS.

15" RCP L=33.00' S=3.03%

SDMH #132 RIM=4930.42 INV. BIDIRECTIONAL=4925.00 (SE) INV. BIDIRECTIONAL=4925.00 (W) PER EMC STNDS.

SD INLET BOX #164 RIM=4934.06 INV. OUT=4932.02 (SE) INV. IN=4932.02 (NW) PER EMC STNDS.

SD INLET BOX #165 RIM=4934.24 INV. OUT=4932.00 (SE) INV. IN=4932.00 (NW) PER EMC STNDS.

SD INLET BOX #162 RIM=4934.71 INV. OUT=4932.63 (SE) PER EMC STNDS.

SD INLET BOX #163 RIM=4934.37 INV. OUT=4932.33 (SE) INV. IN=4932.33 (NW) PER EMC STNDS.

SD COMBO #155 TBC=4940.02 INV. IN=4931.65 (NE) INV. OUT=4931.65 (SW) INV. IN=4934.26 (SE) PER EMC STNDS.

6" HDPE L=60.00' S=0.50%

6" HDPE L=61.00' S=0.50%

6" HDPE L=5.00' S=0.50%

6" HDPE L=78.03' S=2.69%

SDMH #138 RIM=4935.89 INV. IN=4929.15 (NE) INV. OUT=4929.15 (SW) INV. IN=4929.90 (NW) PER EMC STNDS.

SDMH #133 RIM=4930.43 INV. BIDIRECTIONAL=4925.00 (NW) INV. BIDIRECTIONAL=4925.00 (SE) INV. BIDIRECTIONAL=4925.00 (W) PER EMC STNDS.

15" RCP L=28.39' S=3.52%

15" RCP L=66.19' S=0.00%

SD INLET #190 TBC=4930.13 INV. OUT=4924.88 (NW) PER EMC STNDS.

15" RCP L=120.72' S=3.18%

FLARED END #102 RIM=4926.94 INV. BIDIRECTIONAL=4925.00 (NW) PER EMC STNDS.

15" RCP L=2.31' S=0.00%

SD YARD BOX #167 RIM=4934.43 INV. OUT=4931.50 (SW) PER EMC STNDS.

6" HDPE L=42.90' S=15.15%

SDMH #125 RIM=4930.99 INV. IN=4925.31 (NE) INV. BIDIRECTIONAL=4925.00 (W) INV. BIDIRECTIONAL=4925.00 (SE) PER EMC STNDS.

FLARED END #105 RIM=4926.04 INV. IN=4925.00 (NE) PER EMC STNDS.

15" RCP L=59.75' S=0.00%

15" RCP L=244.94' S=0.00%

15" RCP L=58.04' S=0.00%

FLARED END #103 RIM=4926.94 INV. BIDIRECTIONAL=4925.00 (E) PER EMC STNDS.

SD COMBO #166 TBC=4930.18 INV. BIDIRECTIONAL=4925.00 (E) INV. IN=4925.88 (NE) INV. BIDIRECTIONAL=4925.00 (NW) PER EMC STNDS.

FLARED END #104 RIM=4926.94 INV. BIDIRECTIONAL=4925.00 (E) PER EMC STNDS.

15" RCP L=30.59' S=0.50%

15" RCP L=33.00' S=3.03%

SD INLET #189 TBC=4940.02 INV. OUT=4935.92 (SW) PER EMC STNDS.

15" RCP L=81.91' S=3.05%

Pond Vol: 95,723 CF
Vol need: 95,333 CF

107 106 105 104 103 102 101

205 214 1090 1089 1088 1087 1086 1085 1079 1080 1081 1082 1083 1084 206 207 208 209 213 212 211 210 1039 1038 1037 1036 1035 1034 1033 1027 1028 1029 1030 1031 1032 1026 1025 1024 1023 1022 1021 1014 1015 1016 1017 1018 1019 1020 1013 1012 1011 1010 1009 1008 1001 1002 1003 1004 1005 1006 1007

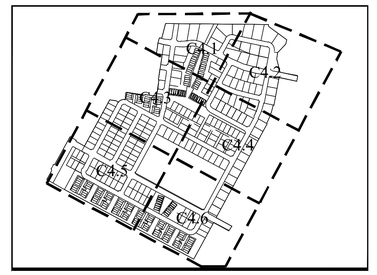
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

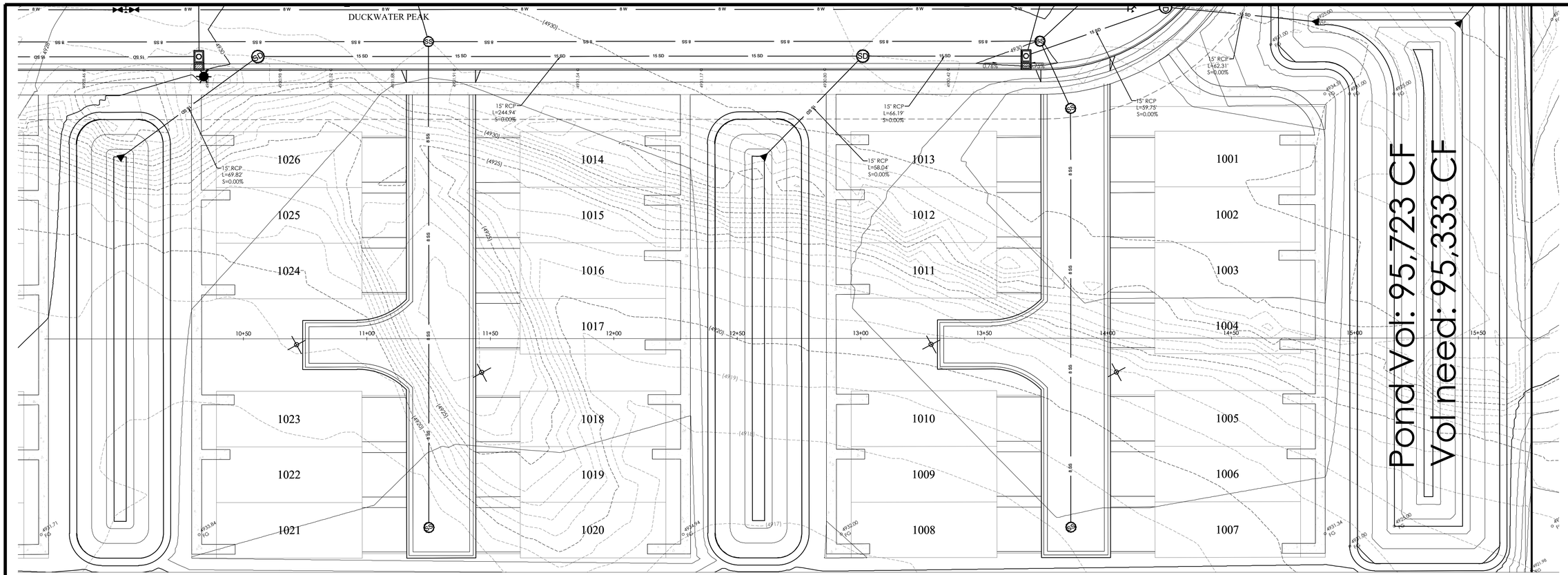
REVISION BLOCK

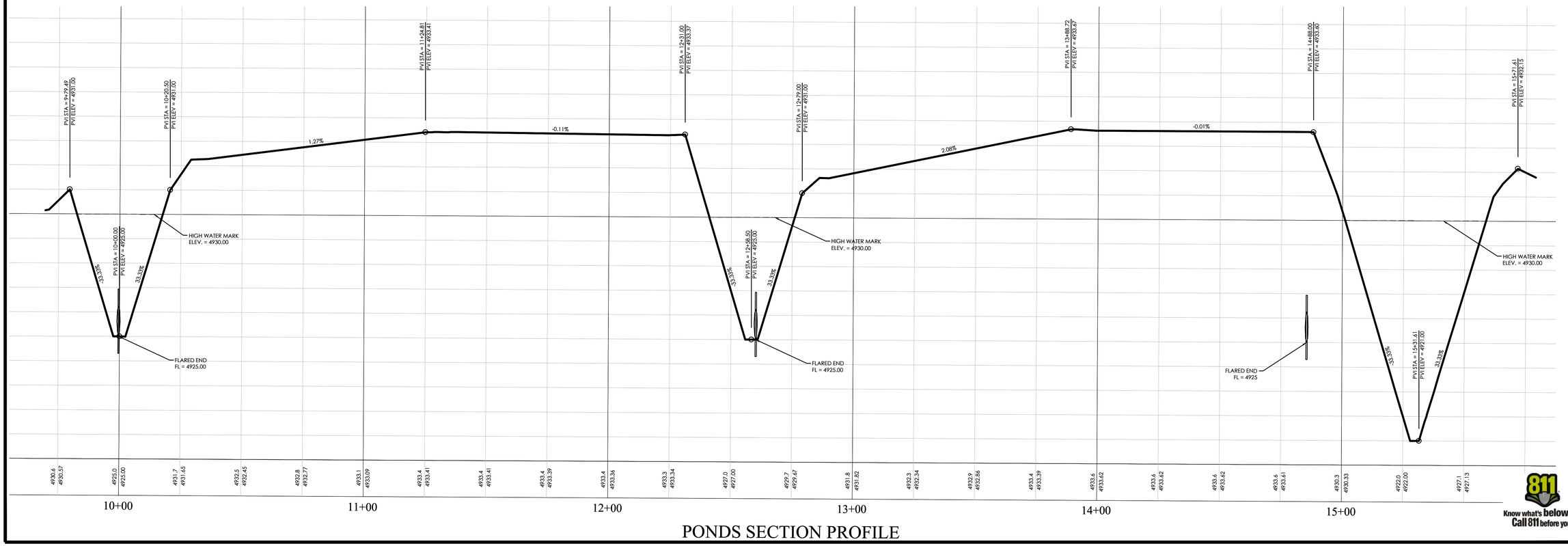
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

PRELIMINARY GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C4.6		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479.dwg\sheets\PRELIMINARY SHEETS\C4.6 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg





PONDS SECTION PROFILE

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	#####
5	----	----
6	----	----

PRELIMINARY GRADING & DRAINAGE PLAN

Scale:	1"=20'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479

Sheet:

C4.7

Know what's below. Call 811 before you dig.

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.7 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C5.2

MATCHLINE SEE SHEET C5.2

KERN MOUNTAIN

WILDCAT PEAK

DUCKWATER PEAK

ARNOT PEAK

KIRA PEAK

DESERT CREEK

PARCEL A

PARCEL C

PARCEL G

AIRPORT ROAD

PONY EXPRESS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

KEY MAP
N.T.S

GRAPHIC SCALE
(IN FEET)
1 inch = 70 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

REVISION BLOCK

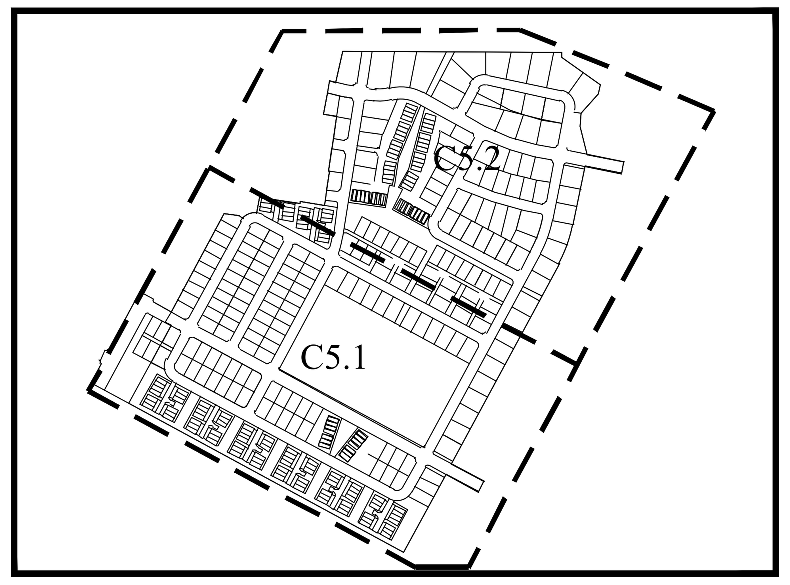
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	
5	----	----
6	----	----

OVERLAND VILLAGE 2 PHASE 2 PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

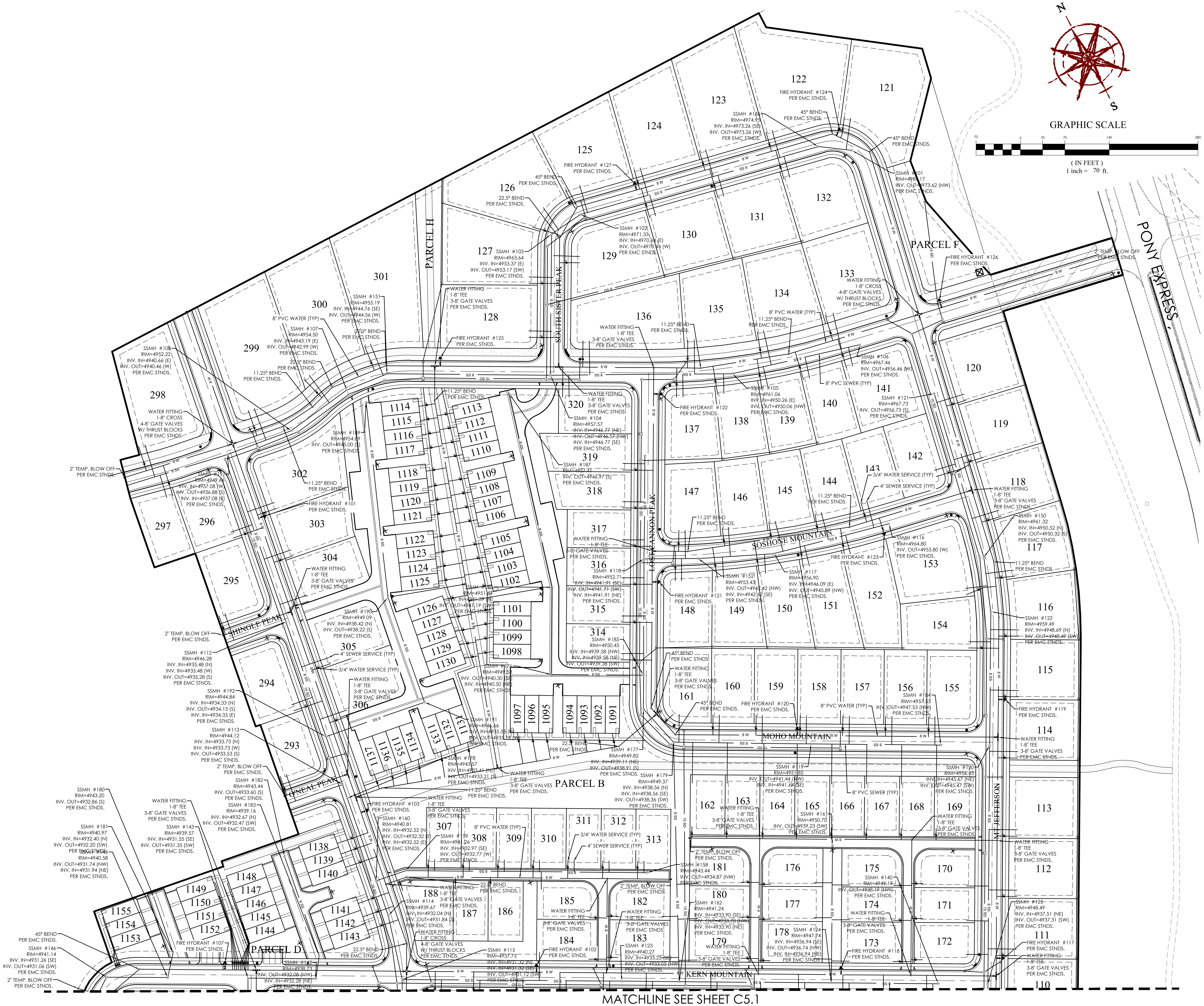
UTILITY PLAN

Scale: 1"=70' | Drawn: GB
Date: 03/17/21 | Job #: 20-0479
Sheet: C5.1

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C5.1 - PRELIMINARY UTILITY PLAN.dwg



KEY MAP
N.T.S



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

811 Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	####
5	----	----
6	----	----

UTILITY PLAN

Scale: 1"=70'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet: C5.2	

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C5.2 - PRELIMINARY UTILITY PLAN.dwg

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX — SPOT ELEVATION

PARCEL A
PARCEL B
PARCEL C
PARCEL H
KUNA PEAK
DESERT CREEK
WILDCAT PEAK
KIRKWOOD MOUNTAIN
MOUNT JEFFERSON
LOST CANN PEAK
SOUTH SISTERS PEAK
AIRPORT ROAD
PONY EXPRESS
INLET PROTECTION (TYP)
SILT FENCE (TYP)
CONSTRUCTION ENTRANCE
TRASH BIN
PORTABLE TOILET
MATERIALS STORAGE
CONCRETE WASHOUT

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

EROSION CONTROL PLAN

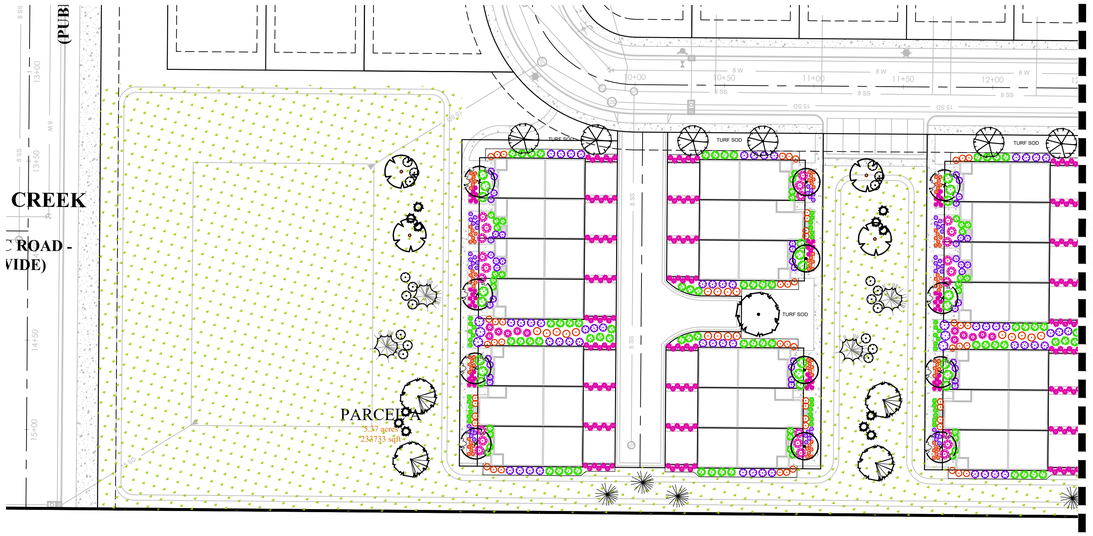
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

EROSION CONTROL PLAN

Scale:	1"=100'	Drawn:	GB
Date:	03/17/21	Job #:	20-0479
Sheet:	C6		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C6 - PRELIMINARY EROSION CONTROL PLAN.dwg



TREE LEGEND

- Acer truncatum x platanoides 'Warrenred' Pacific Sunset Maple 1 1/2" cal.
- Malus 'Royal Raindrops' Royal Raindrops Crab 1 1/2" cal.
- Malus 'Spring Snow' Spring Snow Flowering Crab 1 1/2" cal.
- Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry 1 1/2" cal.
- Prunus virginiana 'Canada Red' Canada Red Chokecherry 1 1/2" cal.
- Pyrus calleryana 'Chanticleer' Chanticleer Flowering Pear 1 1/2" cal.

NATIVE TREE LEGEND

- Acer grandidentatum Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii Black Hawthorn 1 1/2" cal.
- Quercus gambelii Scrub Oak 5' height
- Juniperus osteosperma Utah Juniper 6' height
- Juniperus monosperma One-seed Juniper 6' height

PLANT SCHEDULE FOR TOWNHOMES

Symbol	Scientific Name	Common Name	Size	Waterwise
SHRUBS				
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	No
BTC	Berberis thunbergii atro 'Concorde'	Dark Red–Purple Barberry	2 Gal	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	2 Gal	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	Yes
HPL	Hydrangea paniculata Lavalamp Flare	Lavalamp Flare Hydrangea	5 Gal	No
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	Yes
PFD	Potentilla fruiticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	Yes
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	Yes
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	No
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	Yes
PERENNIALS & ORNAMENTAL GRASSES				
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	No
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	Yes

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

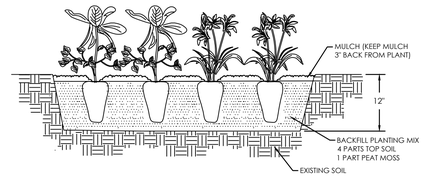
GRAPHIC SCALE

40 0 20 40 80 140

(IN FEET)
1 inch = 40 ft.

811 Know what's below. Call 811 before you dig.





B PERENNIAL PLANTING
NOT TO SCALE

NATIVE PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size
SHRUBS			
ATS	Artemisia tridentata	Big Sagebrush	2 Gal
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal
FPF	Fallugia paradoxa	Apache Flume	1 Gal
JCC	Juniperus communis	Common Juniper	1 Gal
PMN	Physocarpus malvaceous	Mallow Ninebark	2 Gal
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal
RAC	Ribes aureum	Golden Current	1 Gal
RWW	Rosa woodsii	Woods Rose	1 Gal

NOTES:

1. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.

LEGEND

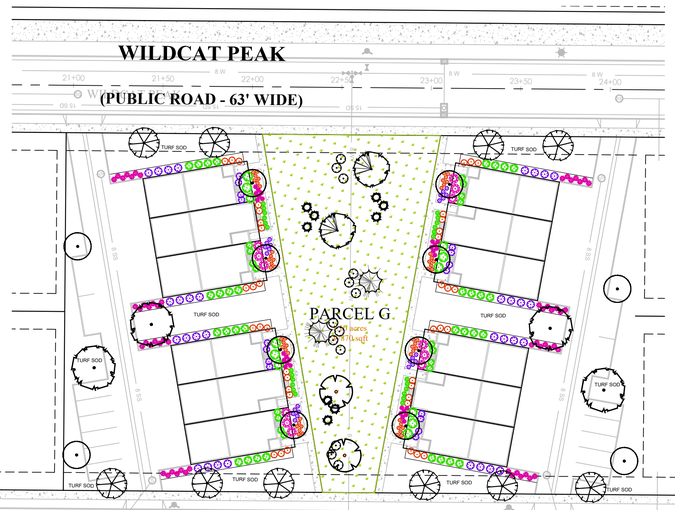
NATIVE GRASS/WILDFLOWERS

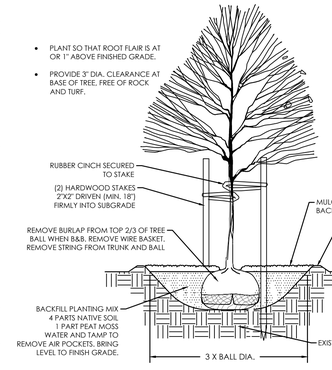
NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLICATION:

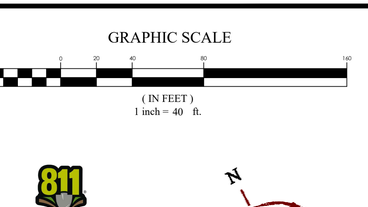
1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
4. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)



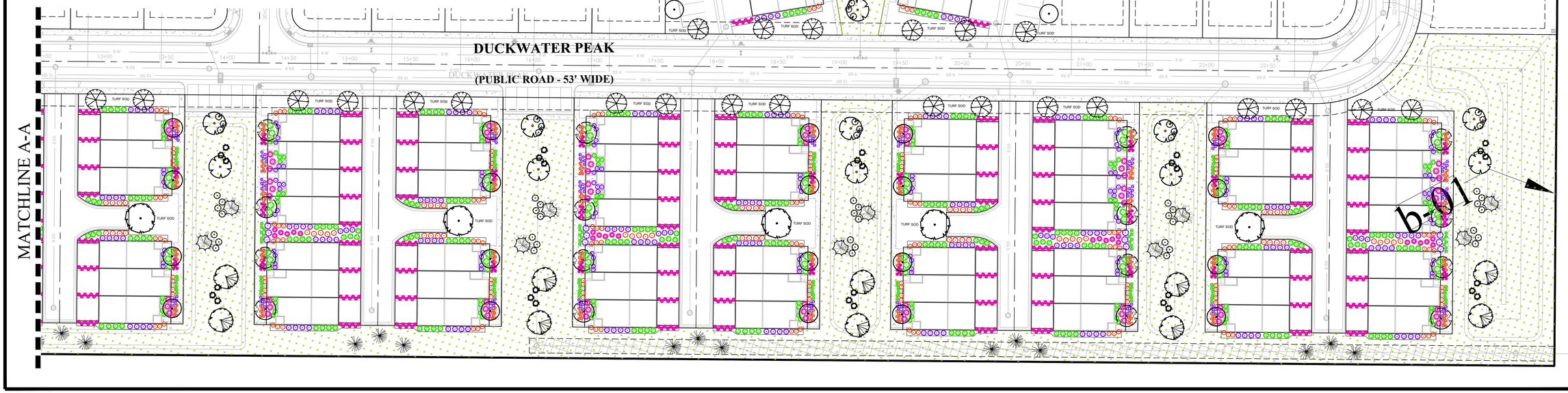


- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.

A TREE PLANTING & STAKING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

For Review

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale: 1"=40' | Drawn: AW
Date: 03/17/21 | Job #: 20-0479
Sheet: L1.1

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\L1.1 LANDSCAPE PLAN.dwg

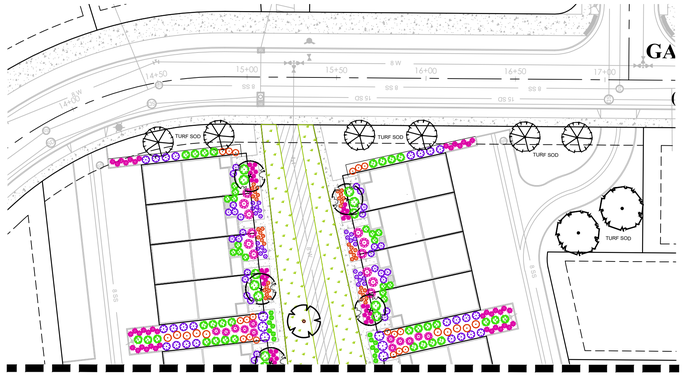
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's below. Call 811 before you dig.





MATCHLINE B-B









NATIVE LANDSCAPE VISIONING IMAGES

MATCHLINE B-B



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

For Review

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

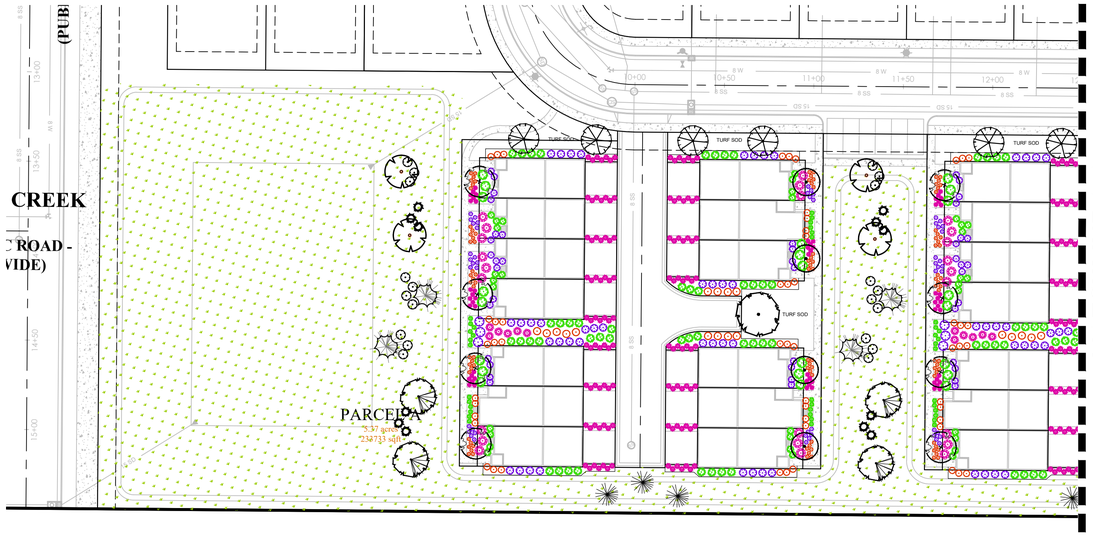
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	####
5	----	----
6	----	----

LANDSCAPE PLAN

Scale:	1"=40'	Drawn:	AW
Date:	03/17/21	Job #:	20-0479
Sheet:	L1.2		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\L1.2 LANDSCAPE PLAN.dwg



TREE LEGEND

- Acer truncatum x platanoides 'Warrenred' Pacific Sunset Maple 1 1/2" cal.
- Malus 'Royal Raindrops' Royal Raindrops Crab 1 1/2" cal.
- Malus 'Spring Snow' Spring Snow Flowering Crab 1 1/2" cal.
- Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry 1 1/2" cal.
- Prunus virginiana 'Canada Red' Canada Red Chokecherry 1 1/2" cal.
- Pyrus calleryana 'Chanticleer' Chanticleer Flowering Pear 1 1/2" cal.

NATIVE TREE LEGEND

- Acer grandidentatum Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii Black Hawthorn 1 1/2" cal.
- Quercus gambelii Scrub Oak 5' height
- Juniperus osteosperma Utah Juniper 6' height
- Juniperus monosperma One-seed Juniper 6' height

PLANT SCHEDULE FOR TOWNHOMES

Symbol	Scientific Name	Common Name	Size	Waterwise
SHRUBS				
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	No
BTC	Berberis thunbergii atro 'Concorde'	Dark Red–Purple Barberry	2 Gal	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	2 Gal	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	Yes
HPL	Hydrangea paniculata Lavalamp Flare	Lavalamp Flare Hydrangea	5 Gal	No
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	Yes
PFD	Potentilla fruiticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	Yes
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	Yes
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	No
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	Yes
PERENNIALS & ORNAMENTAL GRASSES				
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	No
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	Yes

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

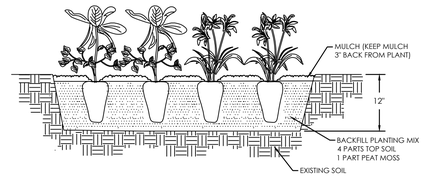
GRAPHIC SCALE

40 0 20 40 80 140

(IN FEET)
1 inch = 40 ft.

811 Know what's below. Call 811 before you dig.





B PERENNIAL PLANTING
NOT TO SCALE

NATIVE PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size
SHRUBS			
ATS	Artemisia tridentata	Big Sagebrush	2 Gal
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal
FPF	Fallugia paradoxa	Apache Flume	1 Gal
JCC	Juniperus communis	Common Juniper	1 Gal
PMN	Physocarpus malvaceous	Mallow Ninebark	2 Gal
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal
RAC	Ribes aureum	Golden Current	1 Gal
RWW	Rosa woodsii	Woods Rose	1 Gal

NOTES:

1. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.

LEGEND

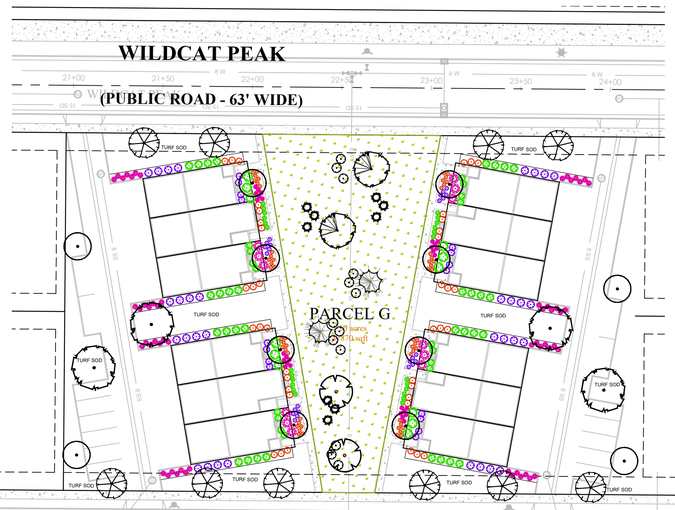
NATIVE GRASS/WILDFLOWERS

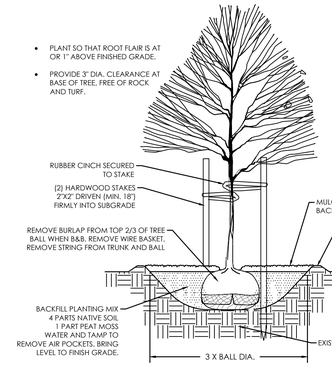
NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLICATION:

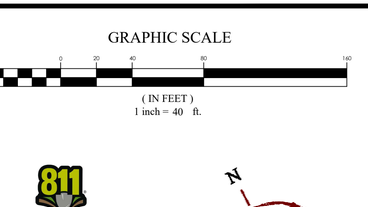
1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
4. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)



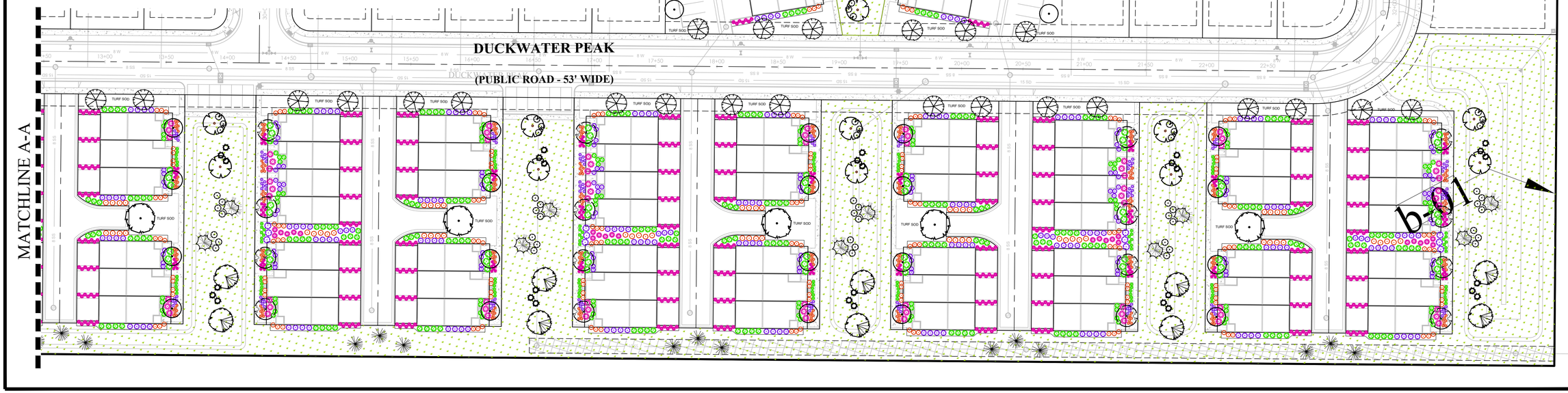


- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.

A TREE PLANTING & STAKING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

For Review

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	####	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale: 1"=40' | Drawn: AW
Date: 03/17/21 | Job #: 20-0479
Sheet: L1.1

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\L1.1 LANDSCAPE PLAN.dwg

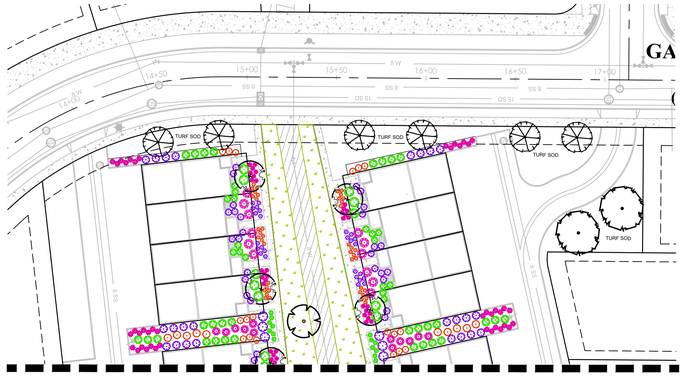
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's below. Call 811 before you dig.





MATCHLINE B-B









NATIVE LANDSCAPE VISIONING IMAGES

MATCHLINE B-B



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

For Review

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	####
5	----	----
6	----	----

LANDSCAPE PLAN

Scale:	1"=40'	Drawn:	AW
Date:	03/17/21	Job #:	20-0479
Sheet:	L1.2		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\L1.2 LANDSCAPE PLAN.dwg



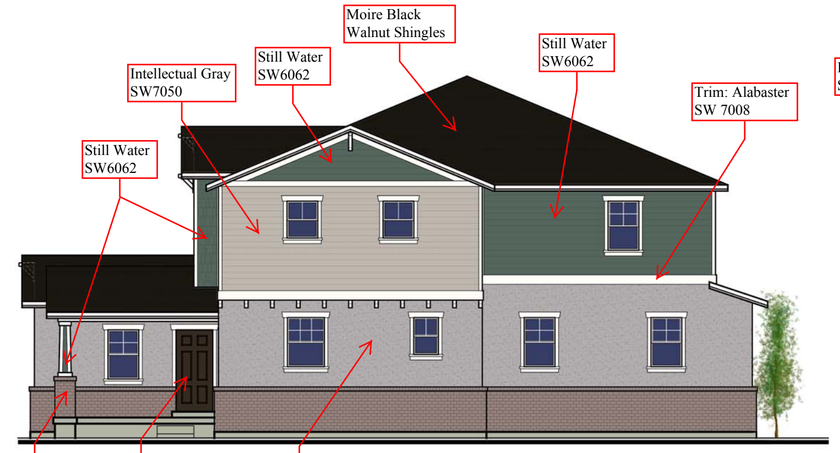


FRONT ELEVATION


© 2019 ICO Multifamily Holdings LLC. All rights reserved. ICO Use only. Copying Prohibited.

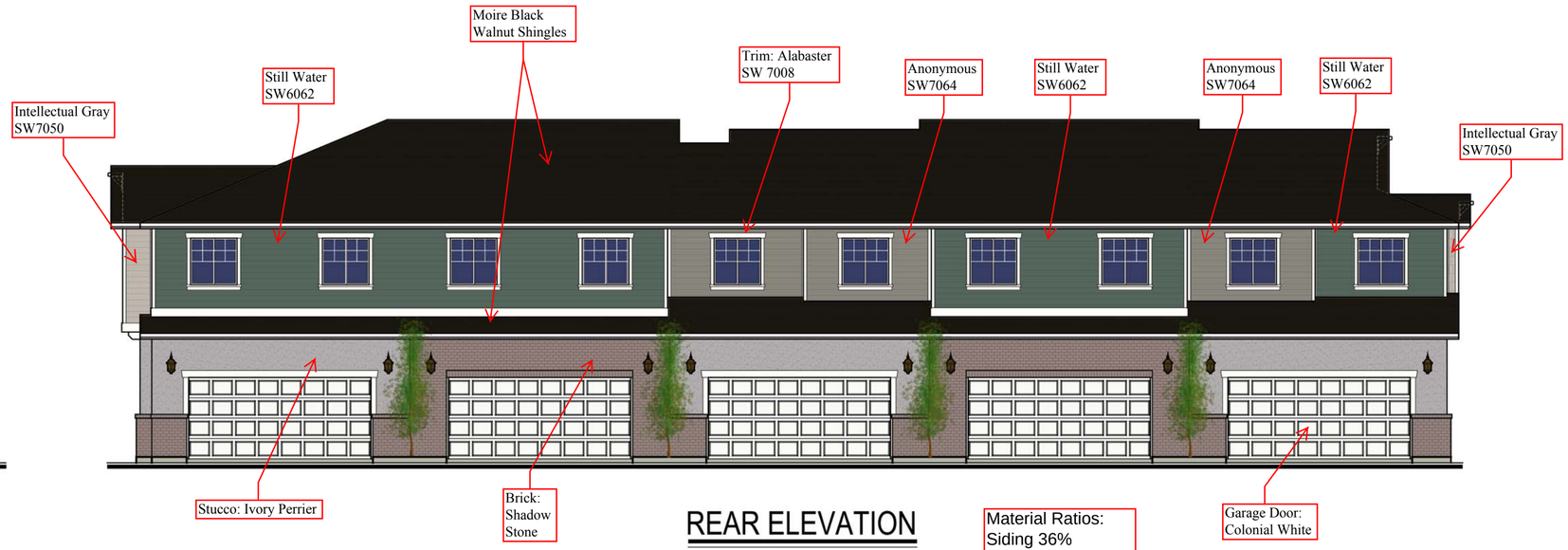

© 2019 ICO Multifamily Holdings LLC. All rights reserved. ICO Use only. Copying Prohibited.


© 2019 ICO Multifamily Holdings LLC. All rights reserved. ICO Use only. Copying Prohibited.



RIGHT SIDE ELEVATION

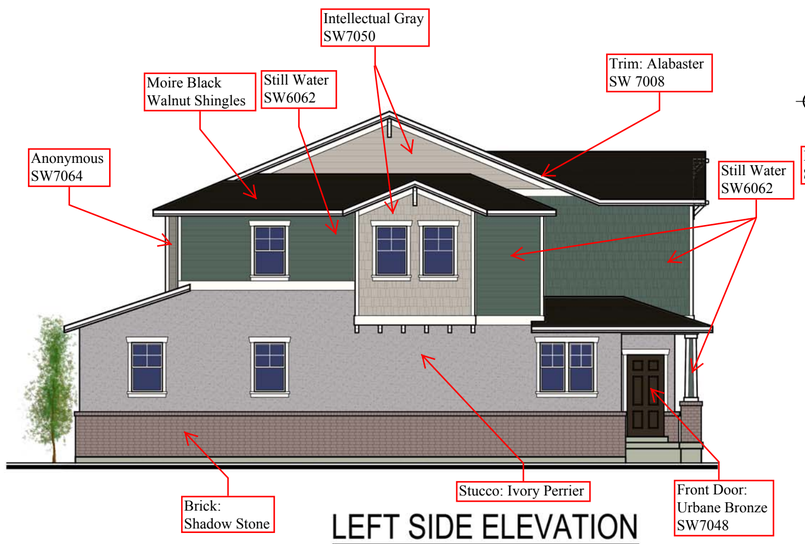
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

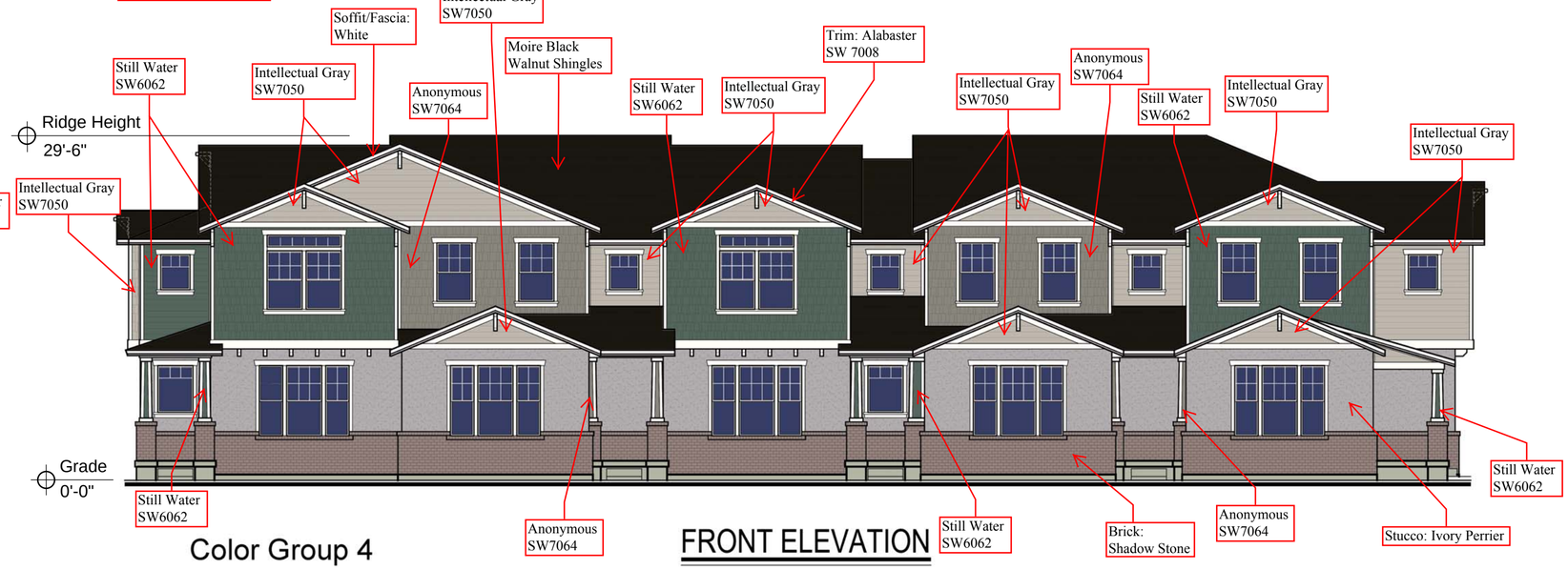
Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%

Soffit/Facia: White
Windows: White



LEFT SIDE ELEVATION

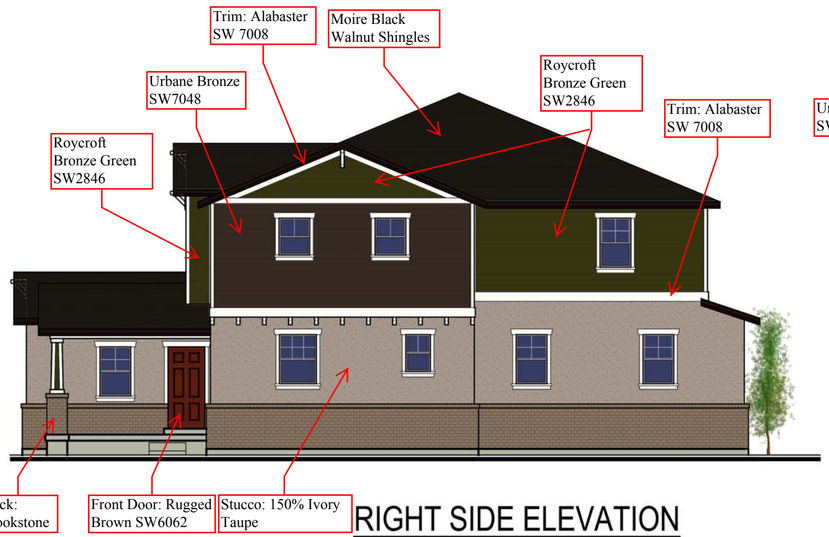
Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



Color Group 4

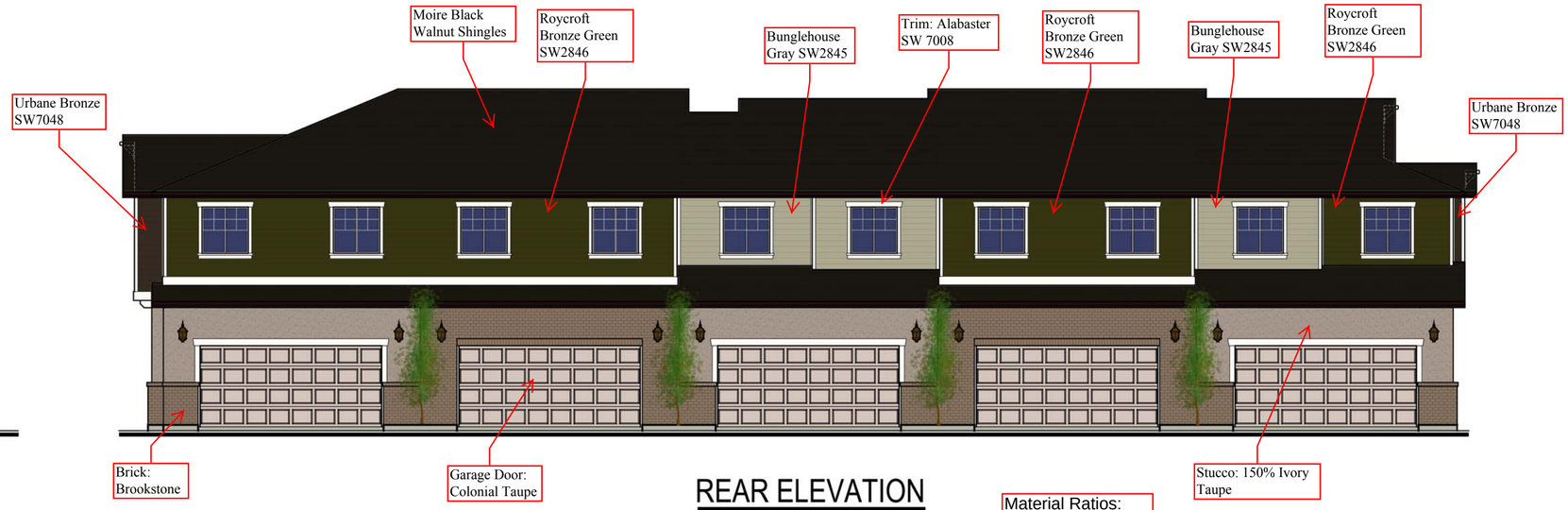
FRONT ELEVATION

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%



RIGHT SIDE ELEVATION

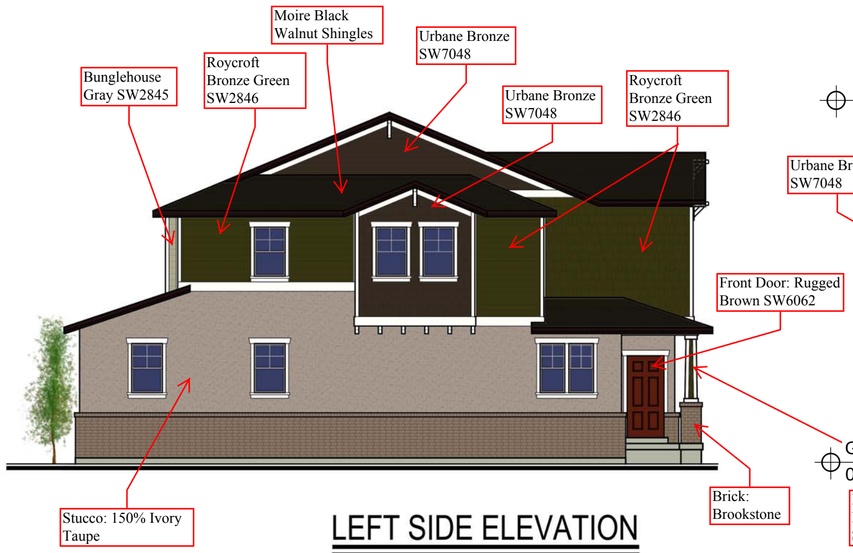
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

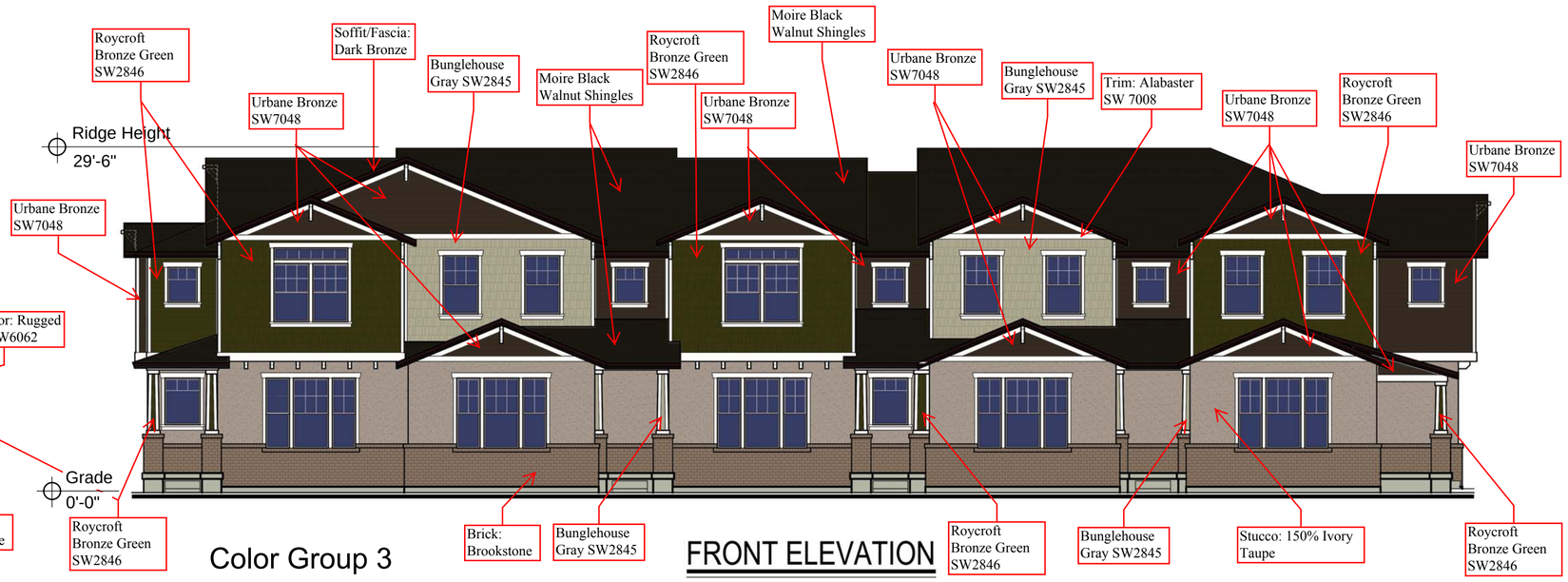
Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%

Soffit/Facia: Dark Bronze
Windows: Taupe



LEFT SIDE ELEVATION

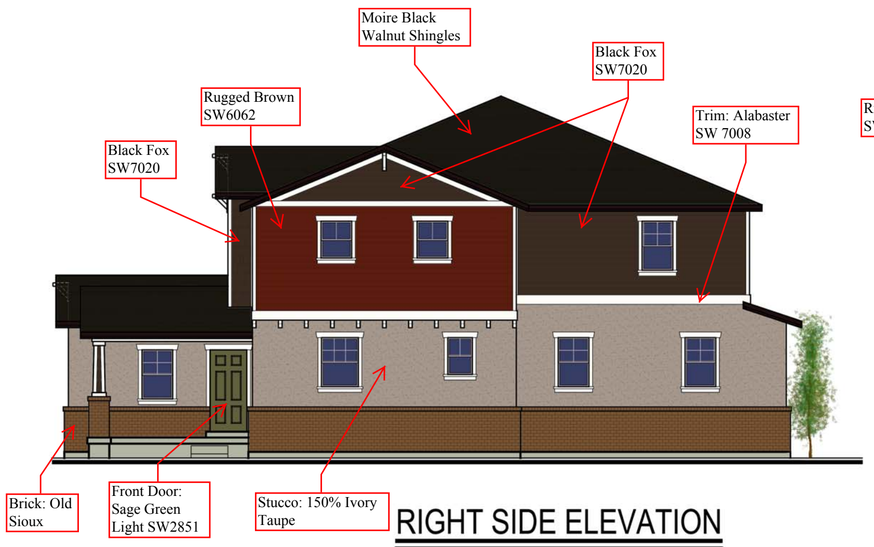
Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



Color Group 3

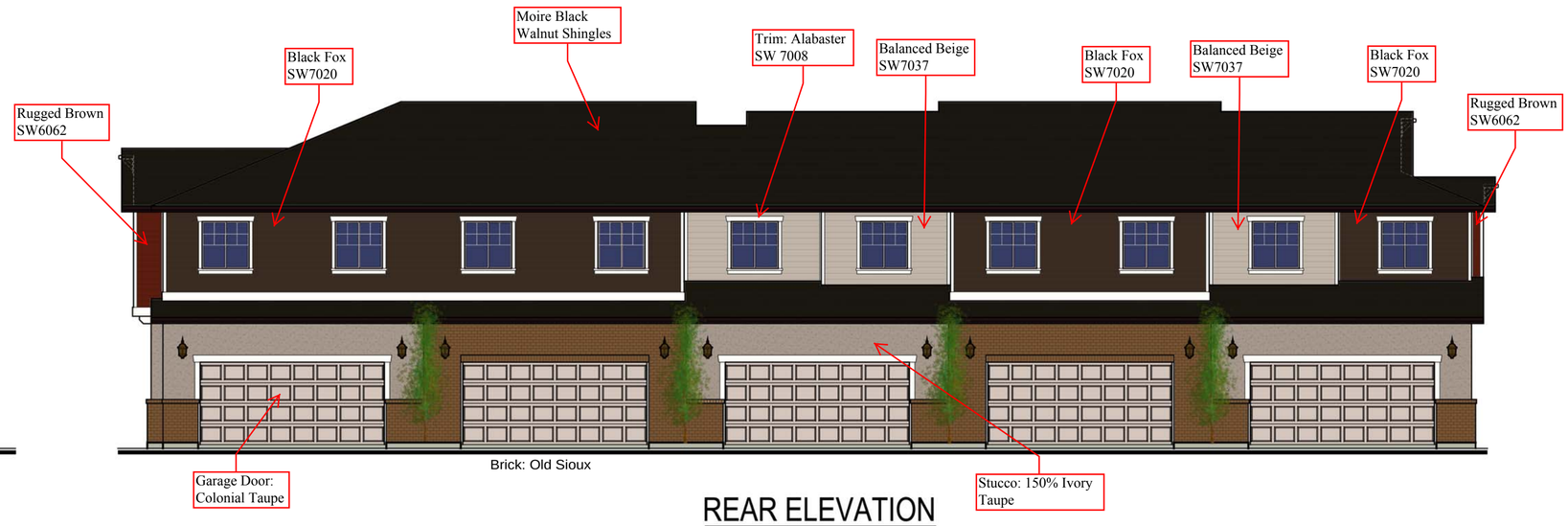
FRONT ELEVATION

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%



RIGHT SIDE ELEVATION

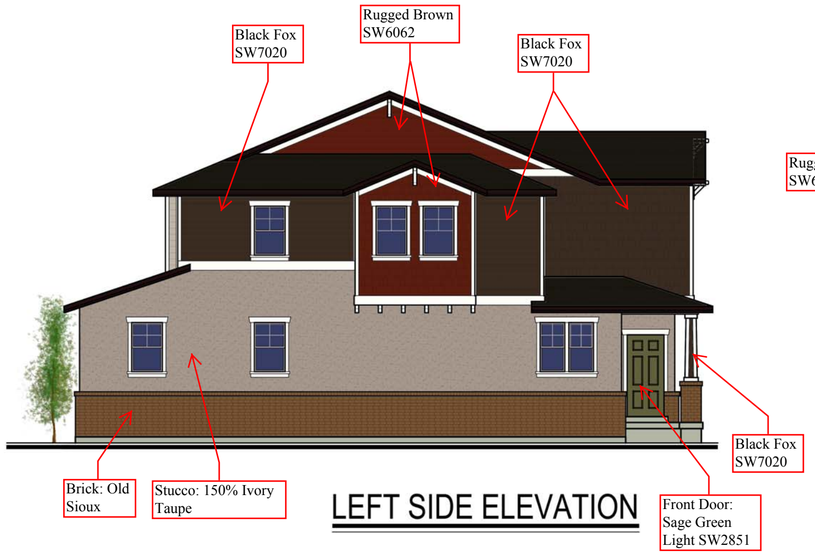
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

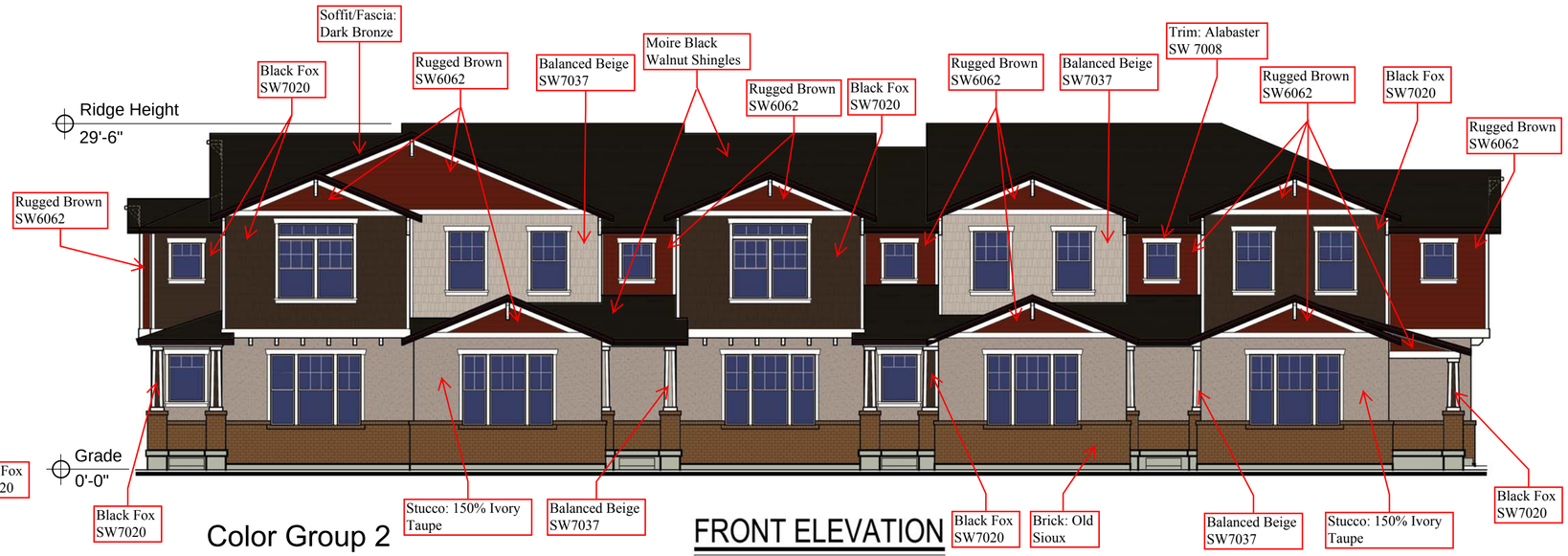
Soffit/Facia: Dark Bronze
Windows: Taupe

Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%



LEFT SIDE ELEVATION

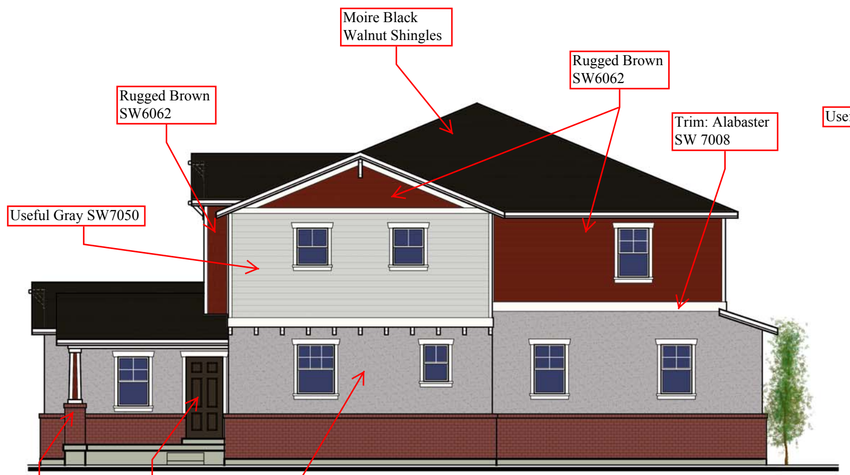
Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



Color Group 2

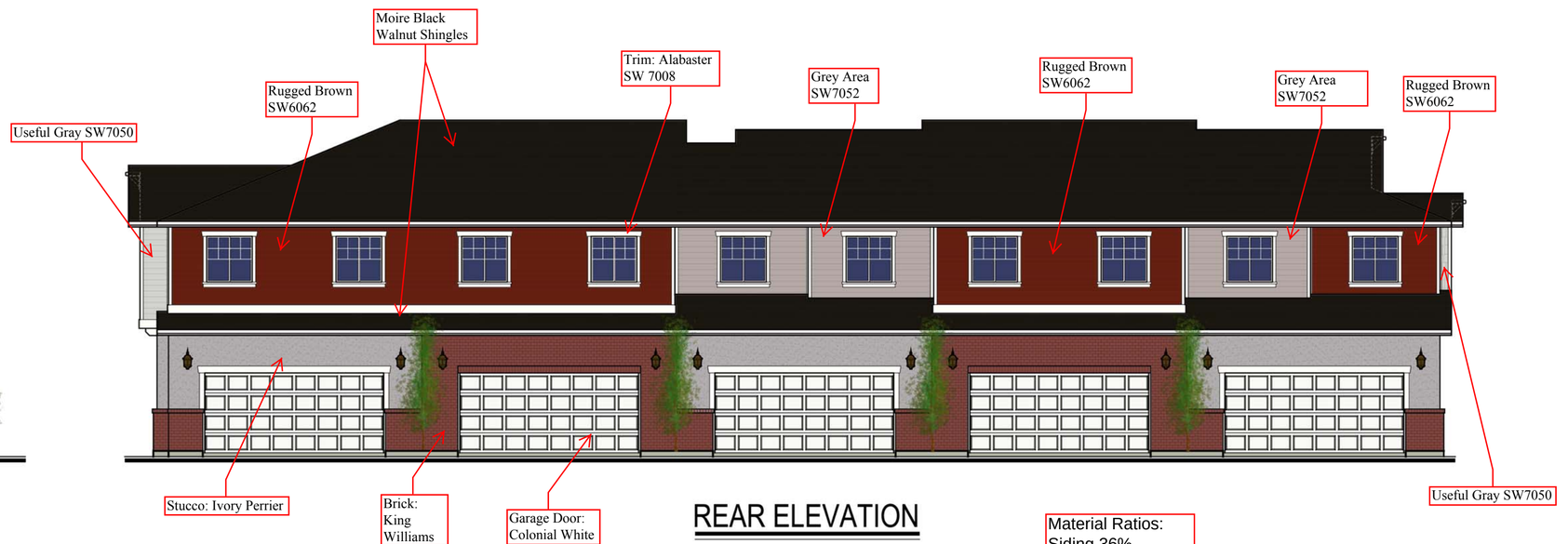
FRONT ELEVATION

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%



RIGHT SIDE ELEVATION

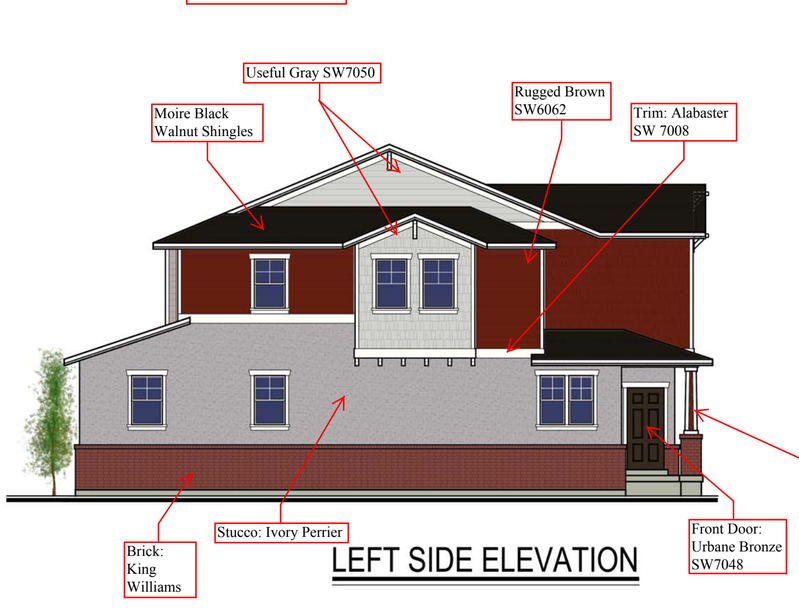
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

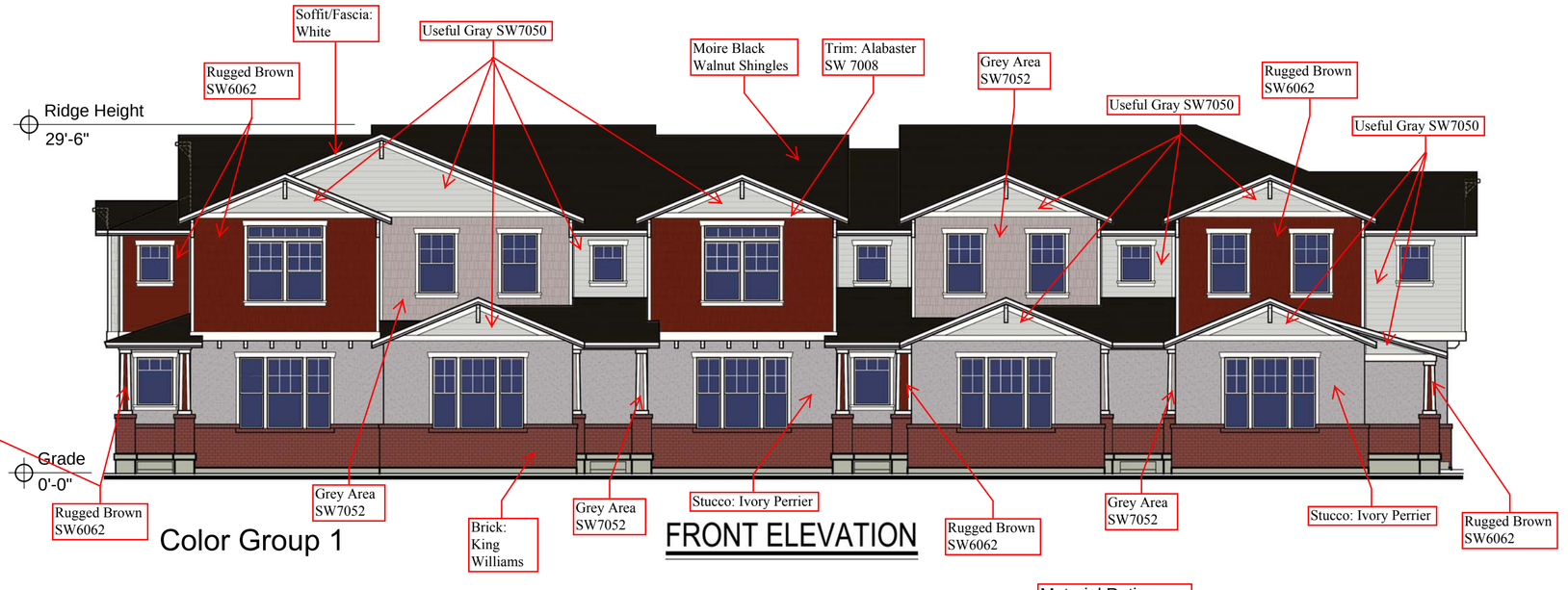
Soffit/Facia: White
Windows: White

Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%



LEFT SIDE ELEVATION

Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



FRONT ELEVATION

Color Group 1

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%

1.0 Executive Summary

1.1 DESCRIPTION OF PROJECT

This report presents the results of a traffic impact analysis for the Overland Village 2 Development, located in Eagle Mountain, Utah. The project site is located west of Pony Express Parkway, and north of the existing Overland Village 1 Development. North of the proposed site is currently vacant land. The proposed parcel of land for the Overland Village 2 Development is also currently vacant land. The closest major intersection is Pony Express Parkway and Mid Valley Road, which is signalized and located to the south of this development. Figure 1 illustrates the Vicinity Map and the location of this development in relation to the adjacent roadway network. Access to the Overland Village 2 Development will initially be serviced from two accesses onto Pony Express Parkway. As development to the west continues and as future development of Airport Road by the City occurs, two future accesses to will intersect the future Airport Road alignment that is planned along the south side of this development. Two accesses are also planned to connect to a future development that is planned to the north of this development.

The proposed Overland Village 2 Development will consist of 501 Single-Family Residential Homes, and 242 Townhomes. For purposes of this study, the analysis will consist of one phase at full build-out of all units. Refer to Figure 2 for the Site Plan of the Overland Village 2 Development and the proposed access locations.

This study projects the traffic associated with the Overland Village 2 Development at full build-out. It should be noted the opening year of operation for this site is anticipated for the end of 2025. The traffic associated with this development is generated using the latest version of the Trip Generation Manuals published by the Institute of Transportation Engineers (ITE). It is anticipated the Overland Village 2 Development will generate 6,500 Average Daily Trips (ADT) with 482 AM peak hour trips and 632 PM peak hour trips on an average weekday.

As growth continues to occur within the Eagle Mountain City limits, the Overland Village 2 Development will be the second of many "Villages" within the overall Overland Development Plan.

1.2 PRINCIPAL FINDINGS AND RECOMMENDATIONS

2019 Existing Scenario

Figure 3 illustrates the 2019 Existing AM and PM peak hour traffic volumes that were collected on December 10, 2019 at the Pony Express Parkway and Mid Valley Road intersection.

Using the 2019 Existing traffic volumes and lane configuration, the analysis of the Pony Express Parkway and Mid Valley Road intersection currently functions at a Level of Service (LOS) "A" overall in both the AM and PM peak hours. The eastbound movement functions with a LOS "B" in both the AM and PM peak hours. No improvements are needed under the existing conditions as the movements at this intersection function at acceptable levels of service.

2025 Opening Year Scenario

It is assumed 2025 will be the full build-out year of this development. Using projected growth rates from the City's General Plan and from other studies performed in this area, the 2025 Opening Year traffic volumes were generated. These traffic volumes can be found in Figure 4 of this report. Analyzing these traffic volumes with the existing lane configuration and roadway network, the Pony Express Parkway and Mid Valley Road intersection will continue to function at a LOS "A" in both the AM and PM peak hours. All movements will also continue to function at the same LOS "B" or better, with a minor increase in delay time.

It is anticipated before the 2025 Opening Year, the Overland Village 1 Development, located directly south of the proposed Overland Village 2 Development, will be fully built out. One access is from Sheps Ridge Road and the other from Lowes Peak Drive. These are existing roadways, however at the time the traffic counts were performed, there was

very minimal traffic using these accesses as the development is not fully occupied. For purposes of this study, the projected traffic volumes as found in the "SITLA Village 1 – Traffic Impact Study" were used at these two accesses onto Pony Express Parkway from the Overland Village 1 Development.

It is anticipated the movements at the stop controlled eastbound leg of the Sheps Ridge Road and Pony Express Parkway intersection will function at a LOS "D" or better during the AM and PM peak hours. The eastbound movement at the Lowes Peak Drive and Pony Express Parkway intersection is also anticipated to function at a LOS "D" in the AM and PM peak hours.

No improvements are recommended at these intersections under the 2025 Opening Year conditions. As future roadways are constructed, mainly Airport Road and as Mid Valley Road is extended to the west, additional accesses to the Overland Village 1 Development will be created and traffic patterns will adjust.

2025 Opening Year with Project Scenario

With the addition of the Overland Village 2 Development, the 2025 Opening Year with Project traffic volumes are illustrated in Figure 11. These traffic volumes were analyzed with the existing lane configurations and roadway conditions. The Pony Express Parkway and Mid Valley Road intersection will continue to function at an overall acceptable LOS "A" during the AM and PM peak hours.

The Overland Village 1 Developments two accesses onto Pony Express Parkway from Sheps Ridge Road and Lowes Peak Drive will also continue to function at the same level of service "D" or better as under the 2025 Opening Year scenario.

With the addition of the Overland Village 2 Development, there will be two accesses onto Pony Express Parkway. These are listed as Access #1 and Access #2 in the figures of this report. As development continues to the west within Village 2 and as the City constructs the future alignment of Airport Road, additional accesses will be constructed. With full build-out of Village 2 and only the two accesses onto Pony Express Parkway, the

eastbound movements exiting the proposed site at Access #2 will function at a level of service "E" during both the AM and PM peak hours. The eastbound moment at Access #1 will function at a level of service "F" in the AM and PM peak hours.

It is recommended that Airport Road be constructed as soon as funding is available. By constructing Airport Road and extending Mid Valley Road to the west, additional accesses will be created to both the Overland Village 1 and Village 2 Developments. As these additional accesses are constructed, traffic patterns will adjust and become more evenly distributed (as shown in the 2045 Scenarios), which will improve the level of service at Access #1 and Access #2.

2030 Future Year Scenario

Five years after Opening Year is anticipated to be the year 2030. Using the projected growth rates as outlined in the City's General Plan and the previously performed traffic studies for other developments in this area, Figure 5 illustrates the projected 2030 Future Year traffic volumes. These are the anticipated traffic volumes at the study area intersections, without the addition of the Overland Village 2 Development.

The Pony Express Parkway and Mid Valley Road signalized intersection, with the existing lane configuration, will function at a LOS "B" or better in both the AM and PM peak hours. No improvements are needed. It is recommended as development occurs along Mid Valley Road, the full build-out of the southern half of the road be completed.

As traffic volumes continue to grow along Pony Express Parkway, and without the addition of Airport Road and Mid Valley Road extending to the west, the eastbound legs of the Sheps Ridge Road and Lowe Peak Road intersections with Pony Express Parkway will function at a LOS "E" or better under the AM and PM peak hours. It is recommended Airport Road be constructed to its full build-out and the southern half of Mid Valley Road also be constructed. This will provide additional accesses in and out of the Overland Village 1 Development and reduce the number of vehicles along Pony Express Parkway and at the intersections of Sheps Ridge Road and Lowe Peak Road, improving the LOS.

2030 Future Year with Project Scenario

With the addition of the Overland Village 2 Development, the 2030 Future Year with Project traffic volumes are illustrated in Figure 12. It is assumed the Airport Road and Mid Valley Road improvements will not be implemented by 2030, therefore it is anticipated there will only be Access #1 and Access #2 onto Pony Express Parkway for Village 2. The eastbound movements exiting the development will experience delays and function at LOS "F" under the AM and PM peak hours. It is recommended by 2030, Airport Road be constructed. This will provide two additional accesses in and out of the Overland Village 2 Development which will redistribute the projected traffic volumes from Access #1 and Access #2. This will improve the LOS and decrease the delay time for vehicles exiting the proposed development.

The Sheps Ridge Road and Lowe Peak Road intersections with Pony Express Parkway will also experience delays for the eastbound movements onto Pony Express Parkway. It is also recommended Mid Valley Road be fully constructed as outlined in the City's General Plan. This will also provide additional accesses from the Overland Village 1 Development that will redistribute the traffic and provide better levels of service and reduce the delays.

2045 Future Year Scenario

Using the anticipated PM peak hour traffic volumes as illustrated in the Overland Village 1 Traffic Impact Study that were obtained from the Wasatch Front Regional Council (WFRC)/Mountainlands Association of Governments (MAG) travel demand model, the Future 2045 PM peak hour traffic volumes were forecasted. It should be noted that the AM traffic volumes are not available and it is anticipated the PM peak hour volumes will represent the worst-case scenario for the study area intersections. Using the existing lane configuration and the projected traffic volumes for the 2045 Future Year PM peak hour, the Pony Express Parkway and Mid Valley Road intersection is anticipated to function at an overall LOS "A". No recommendations are needed at this intersection; however, it is assumed the full build-out of Mid Valley Road will be complete by the 2045 Future Year

Scenarios. It is also assumed Mid Valley Road will extend to the east from this intersection, making the intersection a full 4-legged intersection.

It is also assumed by 2045 the Airport Road and Pony Express Parkway intersection will be fully built as per the City's General Plan. It is assumed this will be a signalized 4-legged intersection. Using the projected traffic volumes from previous traffic studies that were performed, it is assumed this intersection will function at an acceptable LOS "C".

If Mid Valley Road is not improved, the Sheps Ridge Road and Lowe Peak Road will continue to experience heavy delays for vehicles exiting the Overland Village 1 Development.

2045 Future Year with Project Scenario

Using the 2045 Future Year traffic volumes, combined with the Overland Village 2 project generated traffic volumes, the 2045 Future Year with Project traffic volumes are generated. These traffic volumes are illustrated in Figure 13. The Pony Express Parkway and Mid Valley Road intersection will function at a LOS "C" under the PM peak hour. Similar to the 2045 Future Year scenario, no additional improvements are needed at this intersection.

Also similar to the 2045 Future Year scenario, with the improvements to Mid Valley Road as outlined in the City's General Plan, this will provide additional accesses to Overland Village 1, which will improve the LOS at the Sheps Ridge Road and Lowes Peak Road intersections with Pony Express Parkway. This will also provide access to an additional north/south route, which will reduce the amount of traffic along Pony Express Road.

The Airport Road and Pony Express Parkway signalized intersection will continue to function at an acceptable LOS "C" or better with the addition of the Overland Village 2 Development. Therefore, no additional improvements are needed at this intersection.

With the addition of Airport Road, two additional accesses to the Overland Village 2 Development will be constructed. This will provide alternate routes for vehicles entering

and exiting the development and reduce the number of vehicles at Access #1 and Access #2, which will improve the LOS. It is recommended as traffic volumes along Pony Express Parkway continue to grow and as additional roadways are constructed, these intersections be monitored. It is anticipated that with a signal at Airport Road and Pony Express Parkway, there will be gaps in the traffic that will allow vehicles to exit Overland Village 2 Development safely, something which is not captured in the analysis for Level of Service.

The proposed internal roadway network of the Overland Village 2 is designed to provide an efficient flow of traffic throughout the development also providing safe ingress and egress to the existing roadway network. There are Collector Roads that are designed within Village 2 that will connect to Village 1 and other Villages throughout the entire Overland Development.

Summary of Recommendations

Recommendations to improve the flow of traffic within this study area are as follows:

- By 2025 and the full build-out of Overland Village 2, it is recommended Airport Road be constructed. This will provide two additional accesses to and from the development that will reduce the amount of traffic trying to exit onto Pony Express Parkway from Access #1 and Access #2.

- By 2025 it is recommended that Mid Valley Road be fully constructed and accesses from Overland Village 1 be constructed. This will allow additional access to and from the site which will reduce the amount of traffic at the Sheps Ridge Road and Lowe Peak Road intersections with Pony Express. The Signalized intersection of Mid Valley Road and Pony Express Parkway will allow gaps in the flow of traffic such that vehicles should be able to exit the development safely.

- With the addition of Airport Road and the full build-out of Mid Valley Road, all intersections should function at acceptable levels of service.

- All accesses to the Overland Village 2 Development along Airport Road should align with the proposed accesses to the existing Overland Village 1 Development.

- Each of the site accesses will be designed and constructed with one receiving lane and one exiting lane that will allow left and right turn movement out of the development. Left turn movements into the development will be made from the existing left turn pockets along Pony Express Parkway and Airport Road. The projected traffic volumes entering and exiting the proposed development along Pony Express Parkway and Airport Road will not warrant separate right turn lanes once all accesses are constructed.

17.B. VILLAGE CONCEPT PLAN – Overland Village Two

Mr. Mumford reviewed the item as presented during the work session. He explained the Overland MDA requires concept plan approvals, which is not the Municipal Code standard for all MDAs. He explained that the transportation map will be updated to align with the roadways proposed in this project.

Mr. Mumford indicated that the deceleration lane requested by the Planning Commission would be near the elementary school area. The condition to work with the Alpine School District is a request and not a binding condition. Currently, there is no northern connectivity with the Oquirrh Mountain development. He said that the connectivity issues have been addressed with the Oquirrh Mountain developers and staff is in discussions for a potential amendment between the developments.

Councilmember Curtis recommended including a condition of approval to work with staff to provide adequate connectivity with Oquirrh Mountain.

MOTION: ***Councilmember Curtis moved to approve the Overland Village Two concept plan with the following conditions;***

1. ***The north-south road in the middle of the development shall include a minimum of 35 feet of asphalt or on-street parking shall be restricted along the roadway. Direct driveway access on the road should be limited as much as possible;***
2. ***The applicant shall improve access to the Alpine School District's future elementary school site off Pony Express Parkway by adding a deceleration/turn lane;***
3. ***The applicant shall work with the City Engineer to identify and agree upon an acceptable interval by which traffic study updates will be provided by the applicant to ensure appropriate development of Airport Road;***
4. ***Accesses and intersections shall be adjusted to be aligned or separated sufficiently according to the City's standards;***
5. ***The applicant shall include a raised crosswalk where the trail crosses the north-south collector road in the middle of the project;***
6. ***The applicant shall work with Alpine School District to utilize all of the streets surrounding the proposed elementary school for student drop off and pick up routes to mitigate traffic congestion and unsafe conditions;***
7. ***The applicant shall continue the collector road fencing along the two lots on the northeast corner of the project close to the Overland monument sign; and***
8. ***The applicant shall work with staff to determine a road connection to Oquirrh Mountain Ranch.***

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

18. ORDINANCE

18.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and Enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process.

Councilmember Clark recommended tabling the item due to the lateness of the hour.

MOTION: ***Councilmember Clark moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process until a future meeting. Councilmember Curtis seconded the motion.***

Mr. Cook stated that when the item returns to a future meeting, he will differentiate between the original changes proposed with this amendment and the changes based upon Councilmember suggestions during work session of this meeting.

Councilmember Curtis requested for Mr. Cook to provide the changes to the Councilmembers for review and feedback prior to the item returning at a future meeting.

Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

19. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Curtis
Councilmember Curtis requested for nonurgent or non-time-sensitive items to be removed from the December 1, 2020 meeting to reduce meeting length.

Mayor Westmoreland directed staff to remove items from the December 1, 2020 meeting that can be reasonably delayed until January.

Councilmember Clark
Councilmember Clark requested limiting the number of work session discussion items and noted that there were over 700 pages in the packet.

Councilmember Curtis
Councilmember Curtis advocated for including items in work sessions prior to including them on policy sessions and suggested postponing group presentations to the Council, when necessary.

ALLEY LOADED TOWNHOMES

63' ROW ROADWAY

OPEN SPACE CONNECTOR TO ADJACENT PARCEL

PRIVATE AMENITY 1.51 AC

CITY PARK 3.26 AC

PARK

PARK

THEMED ENTRY

OPEN SPACE CONNECTOR TO AIRPORT ROAD TRAIL

ELEMENTARY SCHOOL 10.00 AC

63' ROW ROADWAY WITH 12' TRAIL

PARK

AIRPORT ROAD

PONY EXPRESS PARKWAY

OPEN SPACE CONNECTOR TO PONY EXPRESS TRAIL

THEMED ENTRY (TYPICAL)

OPEN SPACE CONNECTOR TO AIRPORT ROAD TRAIL AND ELEMENTARY SCHOOL

PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE. THIS A PRELIMINARY PLAN MEANT TO SHOW THE DEVELOPMENT POSSIBILITIES OF THE PROJECT. DESIGN HAS NOT BEEN FINALIZED AND CHANGES TO LOT SIZES, LOT LAYOUT, STREET LAYOUT, PARK/TRAIL LOCATIONS ETC. MAY BE PROPOSED AT PRELIMINARY PLAT.

PRODUCT	TYPE	UNIT COUNT
HOMESTEADS	LARGE	23
ESTATE	LARGE	65
COLLECTION 60	MEDIUM	100
COLLECTION 68	MEDIUM	96
COTTAGE	SMALL	86
COTTAGE (ALLEY LOAD)	SMALL	61
GARDENS	ACTIVE ADULT	39
TOWNHOMES	MULTI-FAMILY	222
	TOTAL	692

OVERLAND - VILLAGE 2

MASTER PLAN

MAP DATE: OCTOBER 8, 2020

N

0 50 100 200 300

SCALE: 1"=100'

ALLEY LOADED TOWNHOMES

63' ROW ROADWAY

OPEN SPACE CONNECTOR TO ADJACENT PARCEL

PRIVATE AMENITY 1.51 AC

CITY PARK 3.26 AC

PARK

PARK

THEMED ENTRY

OPEN SPACE CONNECTOR TO AIRPORT ROAD TRAIL

ELEMENTARY SCHOOL 10.00 AC

63' ROW ROADWAY WITH 12' TRAIL

PARK

AIRPORT ROAD

OPEN SPACE CONNECTOR TO AIRPORT ROAD TRAIL AND ELEMENTARY SCHOOL

OPEN SPACE CONNECTOR TO PONY EXPRESS TRAIL

PONY EXPRESS PARKWAY

THEMED ENTRY (TYPICAL)

PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE. THIS A PRELIMINARY PLAN MEANT TO SHOW THE DEVELOPMENT POSSIBILITIES OF THE PROJECT. DESIGN HAS NOT BEEN FINALIZED AND CHANGES TO LOT SIZES, LOT LAYOUT, STREET LAYOUT, PARK/TRAIL LOCATIONS ETC. MAY BE PROPOSED AT PRELIMINARY PLAT.

PRODUCT	TYPE	UNIT COUNT
HOMESTEADS	LARGE	23
ESTATE	LARGE	65
COLLECTION 60	MEDIUM	100
COLLECTION 68	MEDIUM	96
COTTAGE	SMALL	86
COTTAGE (ALLEY LOAD)	SMALL	61
GARDENS	ACTIVE ADULT	39
TOWNHOMES	MULTI-FAMILY	222
	TOTAL	692

MASONRY WALL

12' ASPHALT TRAIL

HOA OPEN SPACE

CITY OWNED OPEN SPACE

N

0 50 100 200 300

SCALE: 1"=100'

OVERLAND - VILLAGE 2

TRAILS AND OPEN SPACE PLAN

MAP DATE: OCTOBER 8, 2020

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **APRIL 20, 2021**

TITLE:	Insurance Renewal Agreement - MotivHealth
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Angela Valenzuela, Admin

PRESENTED BY:
Angela Valenzuela / Clint Wadsworth

RECOMMENDATION:
Staff recommends that the City Council approve the insurance renewal agreement with NFP.

BACKGROUND:
This proposed agreement is for the renewal for employee benefits through NFP. Staff opted to stay with all of the City's current carriers. All rates for dental, vision, and disability insurance are locked in for the second year, resulting in no increase. With the health insurance (MotivHealth) There was a 2.4% increase for health insurance (MotivHealth), which is relatively low. On average, rates usually increase at least 5-8% per year, which is generally the placeholder used for budget projection for insurance premiums.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

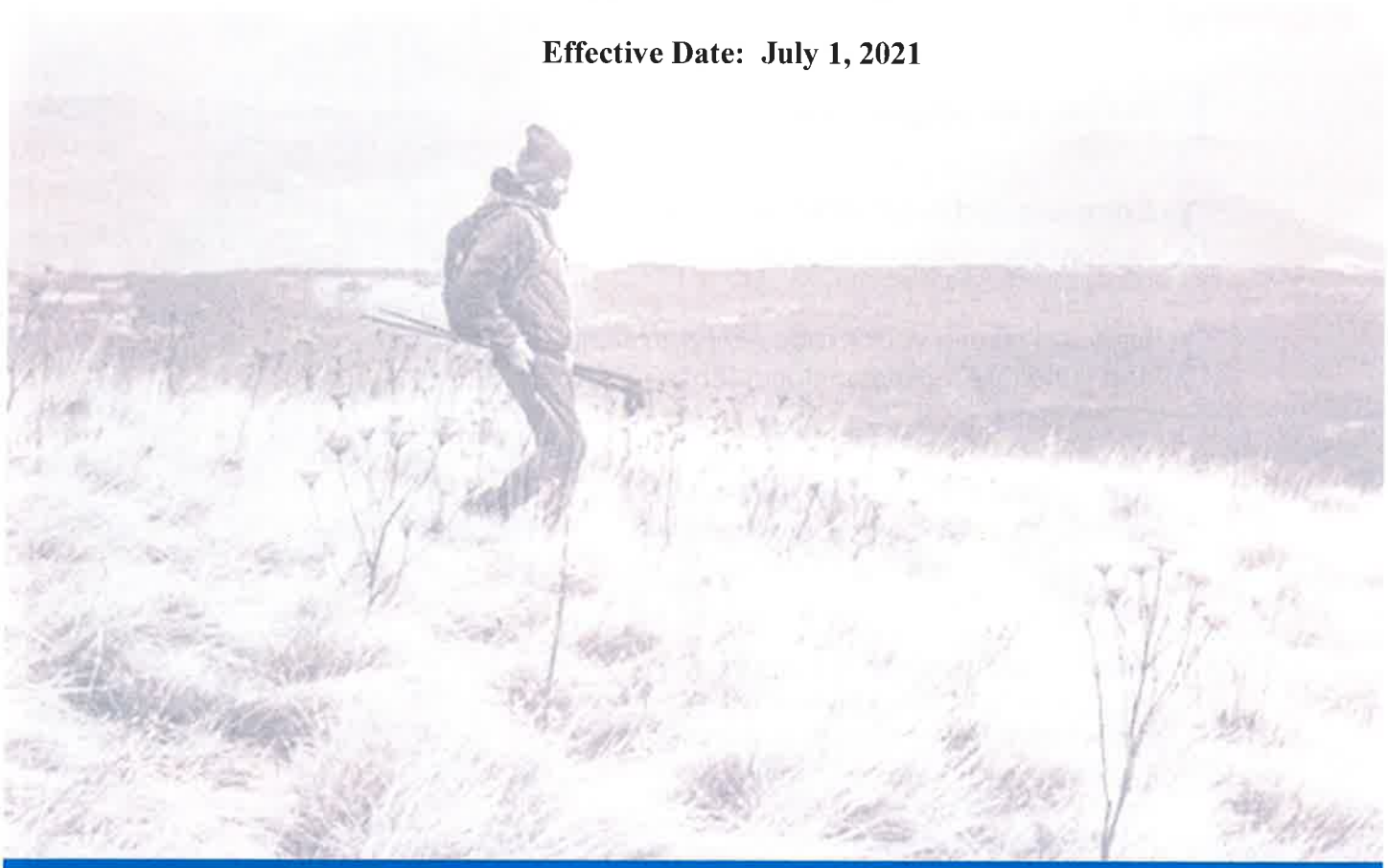
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
MotivHealth Insurance Agreement

Proposal

Eagle Mountain City

Effective Date: July 1, 2021



motivhealth™

Lower premiums.
Better benefits.
Building health savings.

10421 S Jordan Gateway Ste. 300
South Jordan, UT 84095

(844) 234-4472

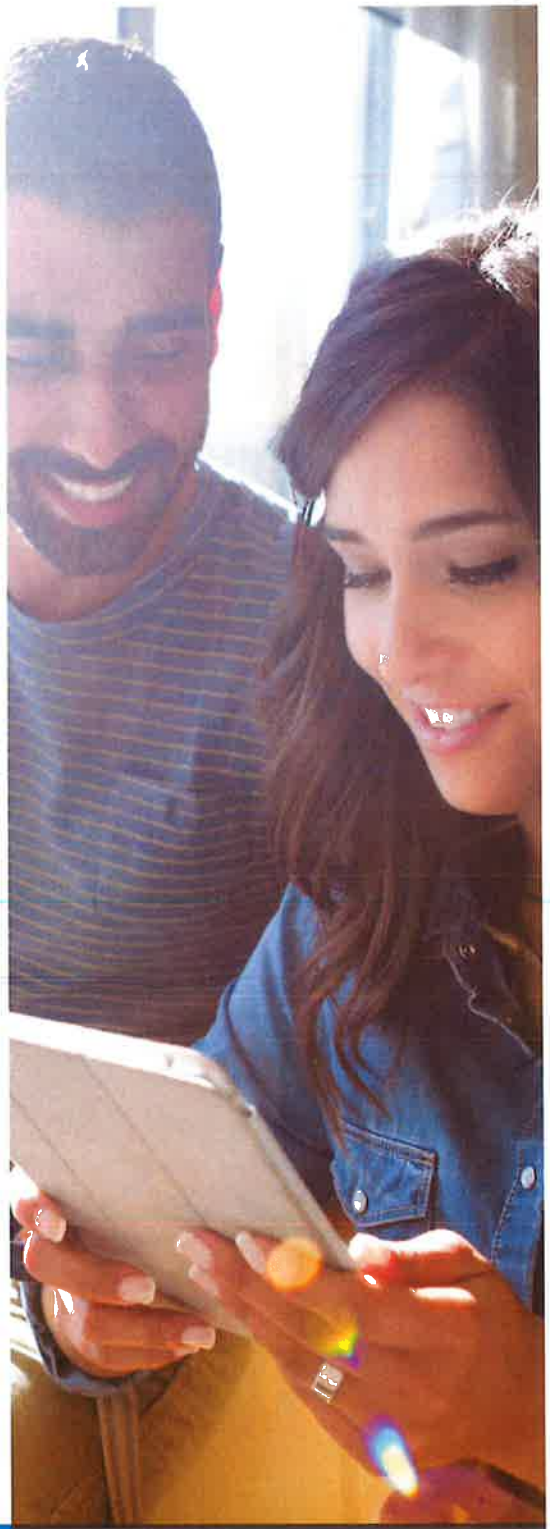
MotivHealth.com

MotivHealth Insurance
RENEWAL GUIDE

Thank you for working with MotivHealth.
Here are the next steps in the renewal process.

TO DO:

1. Review your proposed rates.
2. Complete and return enclosed *Renewal Options Form* to your account manager.
3. Sign and return your proposed *Rate Sheet* and *Funding Breakdown* documents.



Upon receiving the signed renewal, MotivHealth's Implementation Team will send you important documents that require signature, *(in addition to updated SBC's and OOC's.)*

Once all renewal documents have been signed and approved, you will receive and email from MotivHealth's Implementation Team stating that the group's renewal has been completed. *Please be advised, this can take up to 2-3 weeks.*

PLEASE NOTE
If memberships has changed 15%, or more, we may request additional information prior to completing / approving the groups renewal.

motivhealth®
INSURANCE COMPANY

10421 S Jordan Gateway Ste. 300
South Jordan, UT 84095

(844) 234-4472

MotivHealth.com

Eagle Mountain City

1650 E Stage Coach Run

Eagle Mountain, UT 84005

Effective Date: July 1, 2021

		MotivHealth Level Funded Plan Options	
		Current	Renewal
		Wise Network HSA 2500	Wise Network HSA 2500
	Deductible (Single/Family)	$2500 /$5000	$2500 /$5000
	Deductible Embedded/Non-Embedded	Non-Embedded	Non-Embedded
	Coinsurance (Paid by Member)	10% AD	10% AD
	OOP Max (Single/Family)	$3000 /$6000	$3000 /$6000
	OOPM Embedded/Non-Embedded	Non-Embedded	Non-Embedded
Facility	Inpatient	10% AD	10% AD
	Outpatient	10% AD	10% AD
	ER	10% AD	10% AD
Professional	PCP	10% AD	10% AD
	Specialist	10% AD	10% AD
	Behavioral Health Visits	10% AD	10% AD
	Rehab/PT/OT (chiro, if included)	10% AD	10% AD
Imaging/Diagnostics	Radiology - CT/PET Scan/MRI	10% AD	10% AD
	Minor Lab & X-Ray Services	10% AD	10% AD
Rx	Generic - Retail	10% AD	10% AD
	Preferred Brand - Retail	10% AD	10% AD
	Non-Preferred Brand - Retail	10% AD	10% AD
	Specialty Drugs	10% AD	10% AD
Other Services	Urgent Care	10% AD	10% AD
	Ambulance	10% AD	10% AD
Out of Network	Deductible	$5000 /$10000	$5000 /$10000
	Coinsurance	30% AD	30% AD
	OOP Max	$6000 /$12000	$6000 /$12000
			Renewal Increase
Single	10	$438.73	$449.07	2.4%
Two Party	10	$908.18	$929.58	2.4%
Family	52	$1,228.43	$1,257.38	2.4%
Annual Total		$928,169.52	$950,043.12	
Monthly Total		$77,347.46	$79,170.26	

Signature:_____ Date:_____

Funding Breakdown

HSA 2500				
Spec Attachment Point	**$100,000**			
Threshold for return of claims funding	**$151.42**			
		Single	Two Party	Family
Estimated base premium to collect from employer				
General Administration	$24.84	$39.45	$81.66	$110.46
Commissions (6% Premium)	$16.98	$26.96	$55.81	$75.49
Aggregate Stop Loss Premium	$21.90	$34.79	$72.01	$97.40
Spec fee	$17.13	$27.21	$56.32	$76.18
Subtotal	**$80.85**	**$128.41**	**$265.80**	**$359.53**
Claims Funding*	$201.90	$320.66	$663.77	$897.84
Monthly Funding (PMPM)	**$282.75**	**$449.07**	**$929.58**	**$1,257.38**
Rating Tier Factors		1.59	3.29	4.45

Threshold for Return of Claims Funding	
Estimated Membership	280
x Contract Months	12
= Member Months	3360
x Claims threshold for Refunding PMPM	$151.42
= Total Claims threshold for Refunding	$508,787.07

Level Funding Arrangement - 70% retained by Eagle Mountain City, 30% retained by MotivHealth

*Monthly Funding is the maximum liability to the group

Signature:_____ Date:_____

motivhealth RENEWAL OPTIONS FORM

Please select one of the following renewal options:

☒ RENEW OUR PLAN AS -IS.
Renew *without* changes to your current plan design, eligibility or contribution structure.

☐ RENEW WITH CHANGES TO ELIBILITY OR CONTRIBUTION STRUCTURE.
Renew with current benefit design(s) with the following eligibility and/or contribution updates.

ELIGIBILITY CHANGES:

Y-☐ N-☐ – Modify New Hire Waiting Period (NHWP)

- ☐ - Date of hire
- ☐ - First of the month following date of hire
- ☐ - First of the month following 30 days
- ☐ - First of the month following 60 days

Y-☐ N-☐ – Modify Domestic Partnership Status

- ☐ - Yes, we would like to add domestic partner coverage
- ☐ - No, we decline to offer domestic partnership coverage

CONTRIBUTION CHANGES:

Y-☐ N-☐ – HSA Contribution

_____ Individual
_____ Employer + Spouse
_____ Employee + Child(ren)
_____ Family

Y-☐ N-☐ – Employer Premium Contribution

_____ Individual
_____ Employer + Spouse
_____ Employee + Child(ren)
_____ Family

☐ EXPLORE ALTERNATIVE, NEW BENEFIT DESIGNS.
To consider new benefit designs or field questions about your intent to renew with motivhealth, please contact your account manager for assistance.

10421 S Jordan Gateway Ste. 300
South Jordan, UT 84095

(844) 234-4472

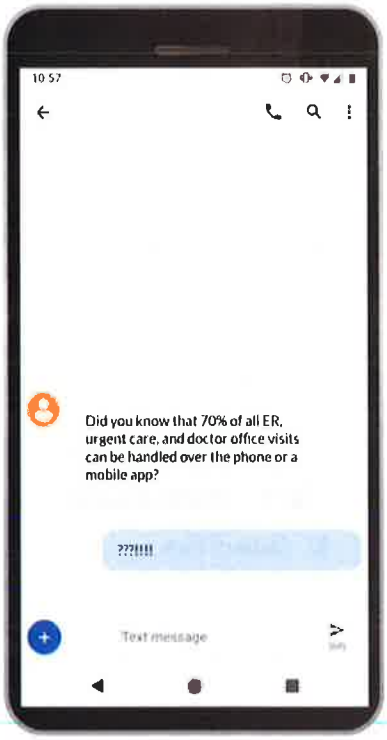
MotivHealth.com



hy healthiestyou

Healthcare made easy.

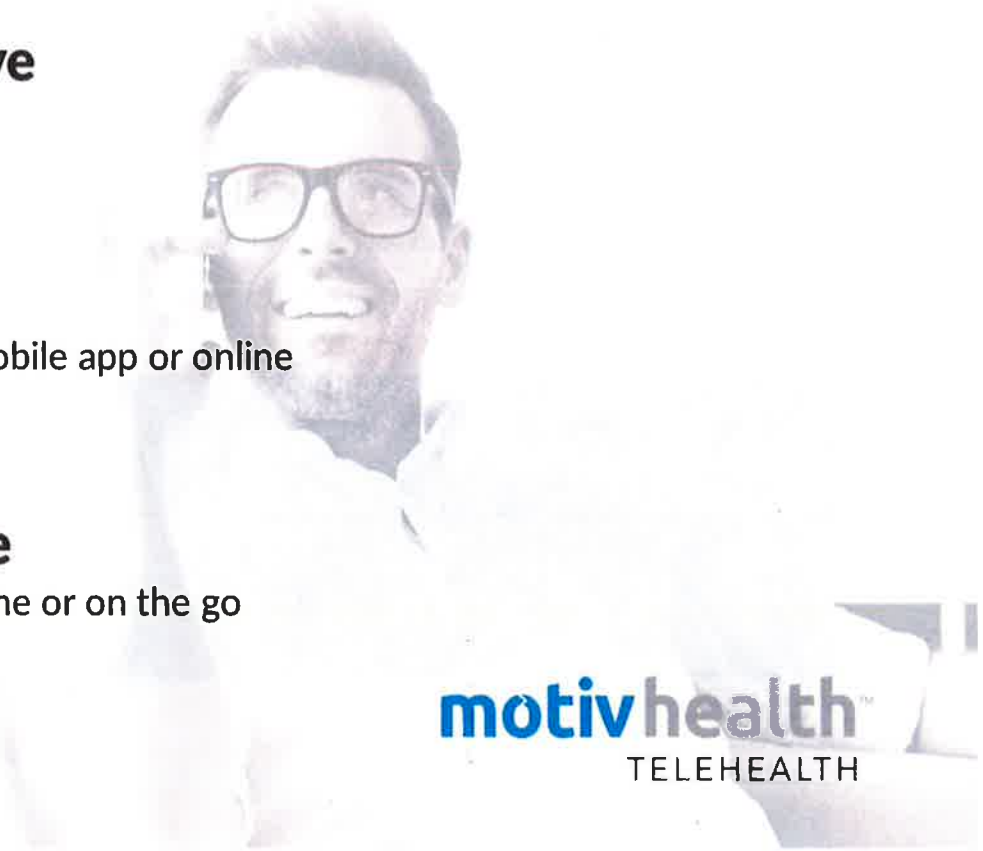
For only $5 a month, you can provide your valued employees and their dependents with unlimited access to licensed physicians anytime, anywhere...even from the convenience of their couch. **It's the power of telemedicine.**



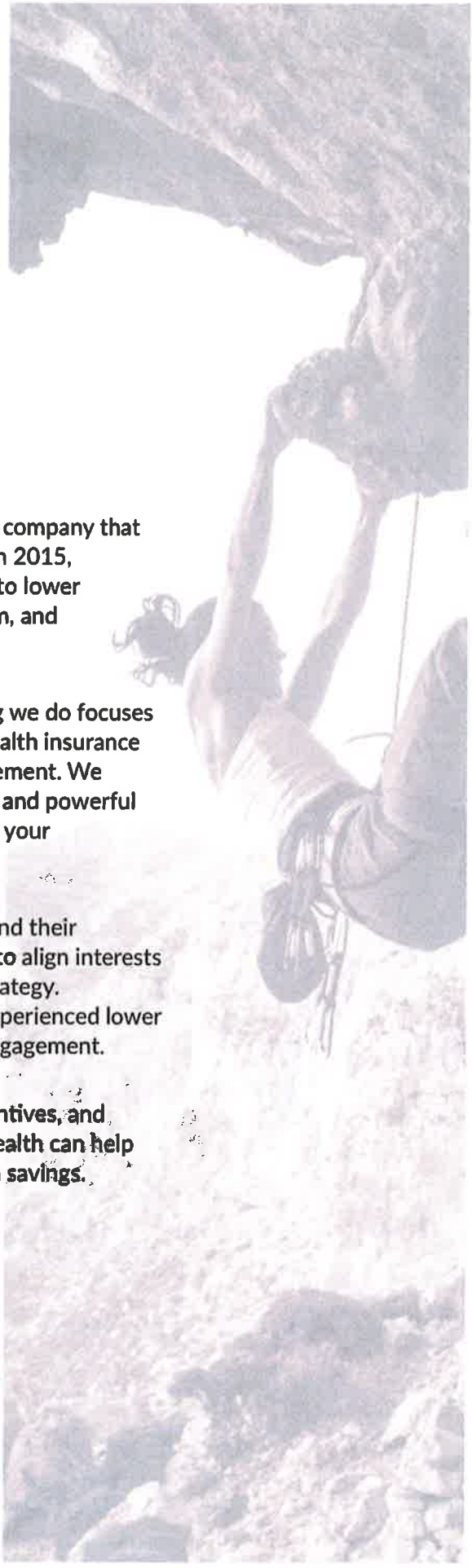
Cost Effective
No consulting fees

Access
24/7 via phone, mobile app or online

Convenience
Receive care at home or on the go



motivhealth
TELEHEALTH



About Us

MotivHealth is a local, Utah-based health insurance company that specializes in HSA-qualified health plans. Founded in 2015, MotivHealth Insurance was created with the intent to lower healthcare costs, encourage healthcare consumerism, and incentivize healthcare savings.

We believe in challenging the status quo. Everything we do focuses on overcoming traditional or outdated notions of health insurance through relentless innovation, creativity, and engagement. We believe that our unique member-centered approach and powerful value-driven partnerships can empower and protect your employees.

In addition, MotivHealth provides Utah employers and their employees with customized benefit designs, meant to align interests and generate a long-term, sustainable healthcare strategy. Employers who adopt our tailored approach have experienced lower monthly premiums and higher levels of employee engagement.

With our dedicated assistance, unique member incentives, and consumer-driven method, we are confident MotivHealth can help you and your employees earn, save, and grow health savings.

motivhealth™

Why Choose Us?

Lower Monthly Premiums

MotivHealth is committed to lowering your health care costs. Last year alone, employers that utilized MotivHealth Insurance for their group medical benefits experienced an average renewal of 0%.

24/7 Member Assistance

MotivHealth members have 24/7 access to our team of Personal Health Assistants, each dedicated to helping them understand and maximize their health plan benefits.

Member Incentives

MotivHealth is committed to driving member success. We offer financial incentives to encourage and reward members who take a more proactive approach to their health and healthcare decision making.

In-House Clinical Case Management

For members who have questions about their personal care, medical options or would simply like to know how to effectively manage an acute or chronic condition, MotivHealth provides access to an expert team of medical professionals, each dedicated to offering compassionate guidance and personalized instruction.

Member Incentives

Steps Incentive

Members and their covered spouses can each earn up to $250/year, just by walking.

Prompt Pay

Depending on the planned medical procedure, members can receive between $250-$3,000 dollars in reduced out-of-pocket expense when they elect to go to high-value, affordable healthcare providers and work with us to pay in advance.

Medical Price Transparency

Using our Price Transparency Tool, our members know the cost of care before its received.

Prescription Assistance

MotivHealth utilizes a series of Rx assistance programs to help reduce or eliminate member out-of-pocket prescription costs.

motivhealth

Network

Nothing is more important than offering our members access to high-value, cost-effective medical providers. Therefore, we've chosen to partner with a robust network of skilled medical providers, each committed to providing our members with first-rate medical treatment.

Wise Network (Non-IHC)

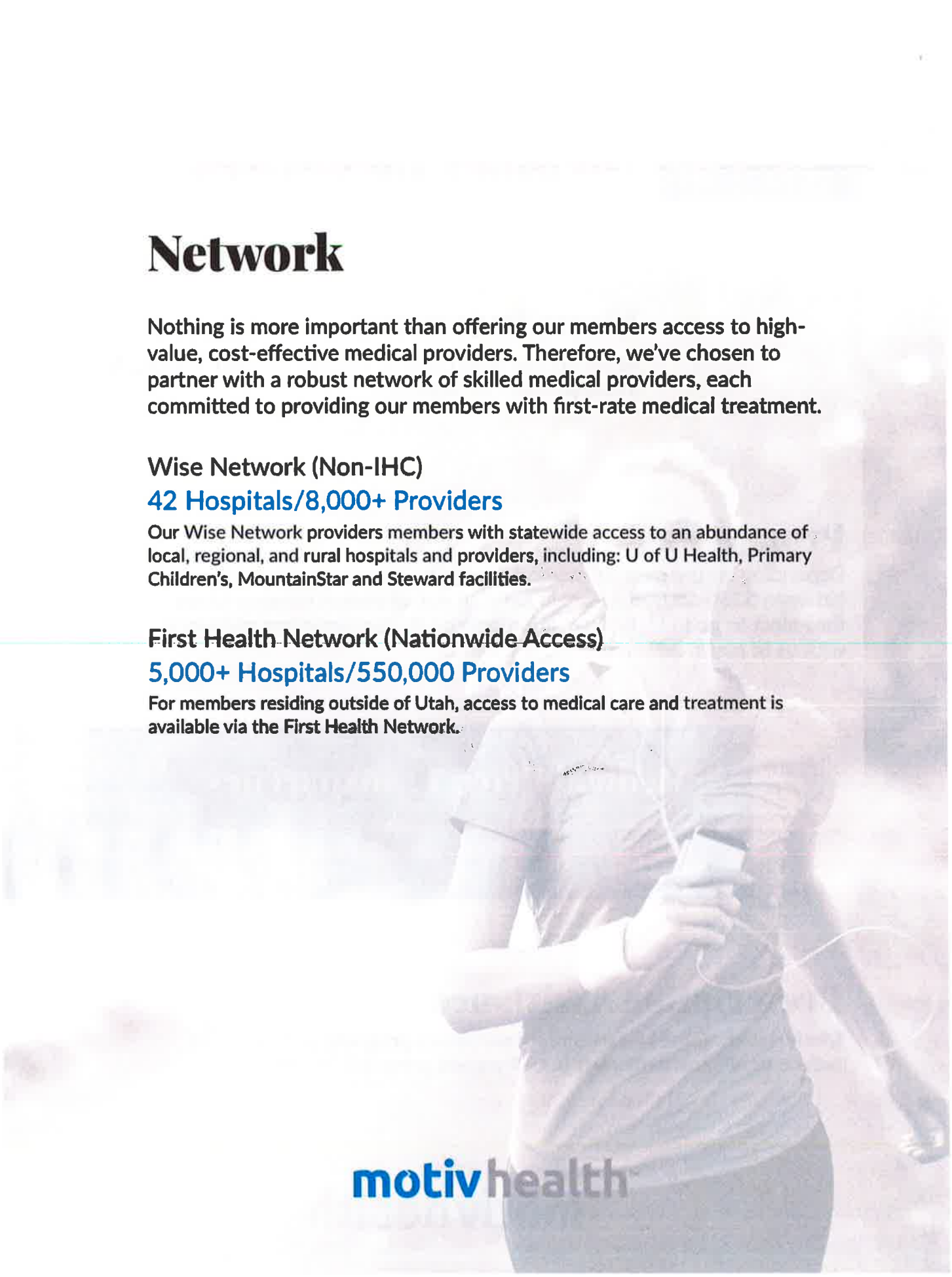
42 Hospitals/8,000+ Providers

Our Wise Network providers members with statewide access to an abundance of local, regional, and rural hospitals and providers, including: U of U Health, Primary Children's, MountainStar and Steward facilities.

First Health Network (Nationwide Access)

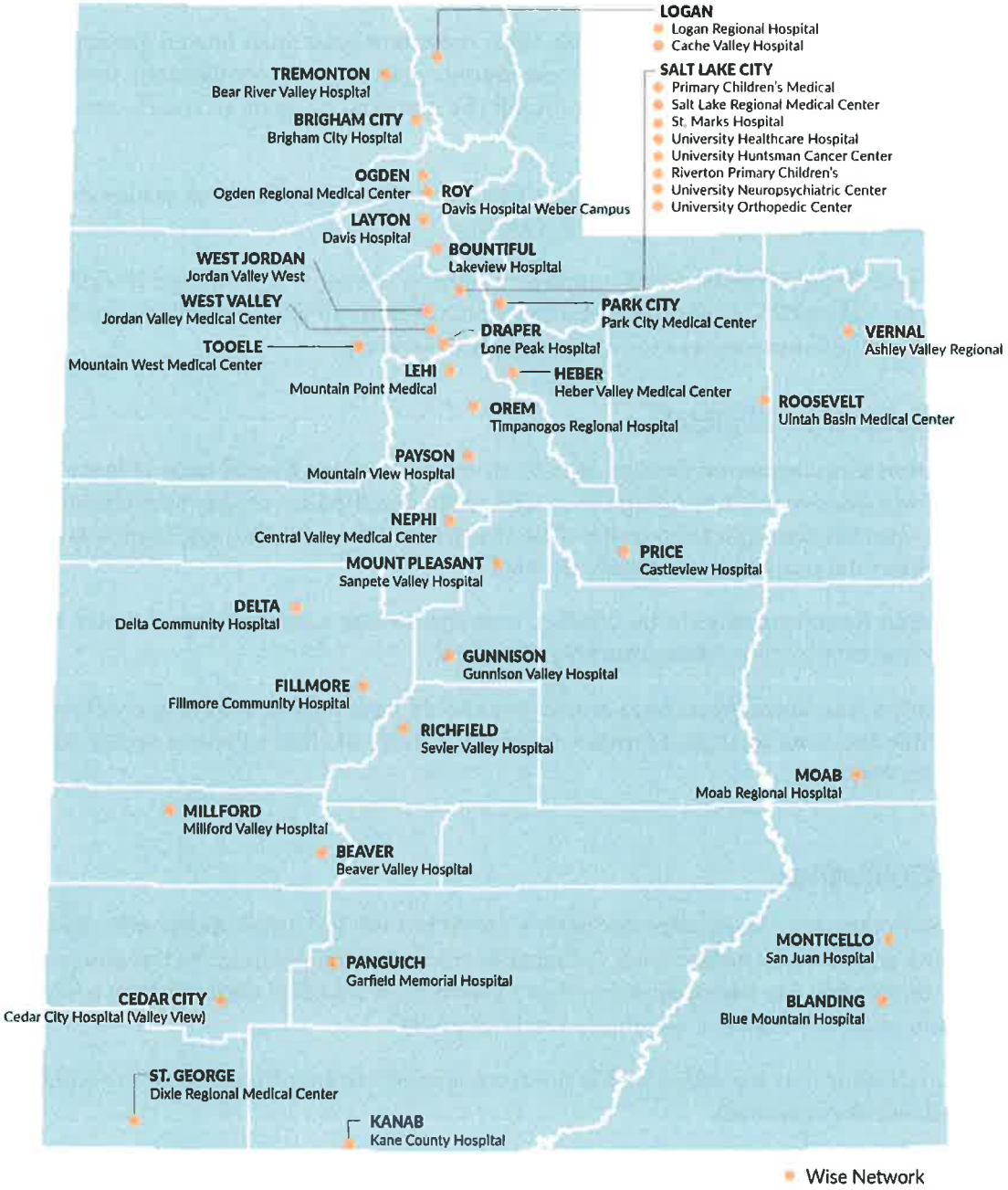
5,000+ Hospitals/550,000 Providers

For members residing outside of Utah, access to medical care and treatment is available via the First Health Network.



motivhealth

The Network



Contact us at 844-234-4472 | motivhealth.com

Underwriting Guidelines

MotivHealth Insurance is licensed in the state of Utah to sell fully insured, level-funded and self-insured health plans to the small and large group markets. For specifics regarding group participation, contribution and geographical requirements, please see below.

Small Group (10-50 Eligible)

Participation Requirements: Groups with 10 or more enrollees must have a participation rate of 75% of eligible employees, after considering valid waivers. MotivHealth Insurance reserves the right to re-underwrite the group if the enrolling population is different from the population originally quoted.

Contribution Requirements: To be eligible, employers must contribute at minimum 50% of the employee only portion of the monthly premium.

Geographical Requirements: Small employers seeking a level or self-funded design, should have approximately 80% of enrollees reside within the state of Utah. Enrolled members outside of Utah will have access to the First Health Network.

Large Group (51+ Eligible)

Participation Requirements: Groups with 51 or more enrollees should have at least 75% of eligible employees enroll, excluding those with other qualified coverage. MotivHealth Insurance reserves the right to re-underwrite the group if the enrolling population is different from the population originally quoted.

Contribution Requirements: To be eligible, employers must contribute at minimum 50% of the employee only portion of the monthly premium.

Geographical Requirements: Large employers should have 80% of enrolling employees reside within the state of Utah. Enrolled members outside of Utah will have access to the First Health Network.

Other Guidelines

MotivHealth Insurance does offer deductible credit but will not credit either out of pocket maximums or pharmacy deductibles. Deductible credits will be given up to the amount of the new deductible. For example, a member moving from a $4,000 deductible to a $2,000 deductible plan will receive a maximum credit of $2,000.

Only plan designs that are within a 15% premium spread can be offered together without prior underwriting approval.

MotivHealth reserves the right to re-underwrite groups who elect to pair their medical plan with any policy gap policy, HRA, etc.) that effectively minimizes the established deductible amounts.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **APRIL 20, 2021**

TITLE:	Safe Routes to School Cooperative Agreement
ITEM TYPE:	Agreement
FISCAL IMPACT:	Reimbursement to the City of up to $44,533.00
APPLICANT:	City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Admin

PRESENTED BY:
Steve Mumford or Brad Hickman

RECOMMENDATION:
Staff recommends that the City Council approve the Cooperative Agreement - Safe Routes to Schools between Eagle Mountain City and the Utah Department of Transportation.

BACKGROUND:
In December, 2020, the City's Safe Routes to School grant application for $44,533.00 was selected by the UDOT Safe Routes to School Funding Committee. The approved application was to build an asphalt trail along the west side of Eagle Mountain Boulevard from Aviator Avenue to Majors Street and to add flashing pedestrian crossing signs at the crossing of the Lehi-Fairfield Road. The trail was already approved by the Council, and the construction is underway. This is just an approval of the agreement with UDOT for the funding.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Safe Routes to School Cooperative Agreement

SRTS Map - Major to Aviator

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

COOPERATIVE AGREEMENT
SAFE ROUTES TO SCHOOLS

This Cooperative Agreement, made and entered into this _____ day of _____, 2021, by and between the Utah Department of Transportation ("**UDOT**"), and Eagle Mountain City ("**LOCAL AUTHORITY**").

RECITALS

WHEREAS, in the interest of public safety, the **LOCAL AUTHORITY** desires to plan, design, construct, and maintain an infrastructure-related project that will improve safety for students to walk and bicycle to school at Mountain Trails Elementary School; (the "Work"); and

WHEREAS, infrastructure projects using public funds shall be within public rights of way, either public property owned by a public entity and/or private lands that have public access easements; and

WHEREAS, the **LOCAL AUTHORITY** is agreeable to comply with the applicable **UDOT** Program Procedures and Standards for the Work described in this agreement; and

WHEREAS, State funds may not be expended for projects that do not specifically serve the stated purposes of the Safe Route to School program; and

THIS COOPERATIVE AGREEMENT is made to set out the terms and conditions where the Work shall be performed.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. **Description of Work.** The Work covered by this agreement is described in the **LOCAL AUTHORITY** application, attached as Exhibit A that is incorporated by reference.

2. **UDOT Responsibilities:**

   a. Provide an Oversight Manager or Consultant Oversight Manager to assist the **LOCAL AUTHORITY** with ongoing coordination related to scope, schedule, risks, mitigation, and closeout process for the Work.

   b. Prepare and process a cooperative agreement before Work initiation.

   c. Upon completion of the Work and final inspection and approval by **UDOT**, reimburse the **LOCAL AUTHORITY**, up to the maximum of the Grant amount of $44,533.00.

3. **LOCAL AUTHORITY Responsibilities:**

   a. Provide an Oversight Manager or Consultant Oversight Manager and oversee their performance related to the Work including approving consultant pay requests.

   b. Construct the Work to **UDOT** standards or to **LOCAL AUTHORITY**'s standards if it is equal to or greater than **UDOT** standards.

   c. Manage Work scope, schedule, budget, risk, and quality.

   d. Coordinate details, decisions and impacts with the local jurisdiction's community councils, commissions, legal counsel, department heads, political leads, engineering and public works departments, etc.

   e. Coordinate with the assigned **UDOT** Oversight Manager.

   f. Upon completion of the Work and final inspection and approval by **UDOT**, submit a request for reimbursement to **UDOT**, up to the combined maximum amount of this agreement $44,533.00, including documentation of costs incurred and paid for by the **LOCAL AUTHORITY**. Project overages shall be the responsibility of the **LOCAL AUTHORITY**.

4. **Access.** The **LOCAL AUTHORITY** shall guarantee access to and make all provisions for **UDOT**, Consultant, and Contractor to enter upon all lands, both public and private which are necessary to carry out the Work.

5. **Construction.** If for any reason, the **LOCAL AUTHORITY** has not commenced construction of the Work within a 2 year period from the date of the notice of grant award, the **LOCAL AUTHORITY** will relinquish the grant allocation for the Work upon request from **UDOT**, and this agreement shall be terminated. Upon commencement of construction, the **LOCAL AUTHORITY** agrees to complete the construction in an expeditious manner and in a reasonable timeframe. Should **UDOT** determine the Work is not proceeding in an expeditious manner and upon 30 days written notice, it may withdraw the grant and require the **LOCAL AUTHORITY** to refund any portion of the grant funds not expended for approved items at the time of withdrawal and terminate this agreement.

6. **Liability.** **UDOT** and **LOCAL AUTHORITY** are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend and save harmless the other party from any and all damages, claims, suits, costs, attorney's fees and actions arising from or related to its actions or omissions or the acts or omissions of its officers, agents, or employees in connection with the performance and/or subject matter of this Agreement. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections of this paragraph. This paragraph shall not be construed as a waiver of the protections of the Governmental Immunity Act. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

7. **Project Underruns.** Any funds remaining at the completion of the Work resulting in an underrun will revert back to the Safe Route to School Program for redistribution by **UDOT**.

8. **Accessible to Persons with Disabilities.** Infrastructure projects constructed with Safe Routes to School funds shall be accessible to persons with disabilities, per the Americans with Disabilities Act Accessibility Guidelines (ADAAG) at 28 CFR Part 36, Appendix A, as enforced by the U.S. Department of Justice and FHWA, and as required under section 504 of the Rehabilitation Act.

9. **Real Property Acquisition.** For real property acquisition and displacement activities, the **LOCAL AUTHORITY** shall comply with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 in accordance with 49 CFR Part 24.

10. **Utility Relocations.** The **LOCAL AUTHORITY** is required to pay, as part of the total Work cost, 50% of the cost of any utility facility relocation required within the State highway right-of-way, and the utility company is required to pay the remainder of the cost of relocation. Utah Administrative Code 72-6-116. The design of the Work shall minimize any utility relocations. Should the **LOCAL AUTHORITY**'s Work design require utility relocations, the **LOCAL AUTHORITY** shall coordination with the affected utility owner to determine a relocation design and cost estimate. The **LOCAL AUTHORITY** shall execute a 50% reimbursement agreement with each utility company prior to commencement of the Work.

11. **Maintenance.** Upon completion of the Work covered by this agreement, the **LOCAL AUTHORITY** shall, either directly or by ordinance, cause any sidewalks covered by this cooperative agreement to be maintained, renewed and/or repaired to perpetuate a secure and non-hazardous pedestrian facility. The maintenance shall include snow removal.

12. **Right of Way Disposal/Lease Proceeds.** For real property disposals the **LOCAL AUTHORITY** shall comply with 23 CFR 710.409 and 710.403. The **LOCAL AUTHORITY** should have property management records, which identify inventories of real property considered excess to the Work needs. If a **LOCAL AUTHORITY** determines that real property initially acquired as part of the Work is declared excess and disposed of the **LOCAL AUTHORITY** must comply with 23 CFR 710.409 and 710.403.

13. **Termination.** This Agreement may be terminated as follows:

    a. By mutual agreement of the parties, in writing.

    b. By either **UDOT** or the **LOCAL AUTHORITY** for failure of any of the parties to fulfill its obligations as set forth in the provisions of this agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.

    c. By **UDOT** for the convenience of the State upon written notice to the **LOCAL AUTHORITY**.

    d. Upon satisfactory completion of the provisions of this agreement.

e. By **UDOT**, in the event that construction of the project for which this design engineering is undertaken is not started by the close of the second fiscal year following the fiscal year in which this agreement is executed.

14. **Other Provisions:**

a. Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purposes of the agreement at the request of the other party.

b. The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this agreement, or by law, will not release either party from any obligations arising under this agreement.

c. Neither Party to this Agreement shall make impacts to the systems describe herein, exceed the capacities described herein, or act outside of the terms of this agreement without an amendment to this agreement.

d. This agreement contains the entire agreement between the parties with respect to the subject matter, and no statements, promises or inducements made by either party that are contained in this written agreement shall be binding or valid.

e. This agreement does not create any type of agency relationship, joint venture, or partnership between the parties.

f. Each party represents that it has the authority to enter into this agreement. The parties may execute this agreement in counterparts.

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

IN WITNESS THEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day, month, and year first above written.

ATTEST:

By: _____

Title: _____

Date: _____

(IMPRESS SEAL)

EAGLE MOUNTAIN CITY, a municipal corporation in the State of Utah

By: _____

Title: _____

Date: _____

****

RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION

By:_____
Region Three Traffic Operations Engineer

Date: _____

By: _____
Region Three Director

Date:_____

APPROVED AS TO FORM:

This Form Agreement has been previously approved as to form by the office of Legal Counsel for the Utah Department of Transportation.

COMPTROLLER OFFICE

By: _____
Contract Administrator

Date: _____

Application Number: TBD
Local Authority Federal ID #876000284
Project Number: S-R399(379)
PIN: 19397
CID: 73877

Exhibit A
Local Authority Safe Routes Application

Safe Routes to Schools Proposal: Eagle Mtn Blvd from Major to Aviator Ave



N
W E
S

Legend

- Start and End Markers
- Safe Routes to Schools
- Cedar Valley High

EAGLE MOUNTAIN

Disclaimer: Eagle Mountain City makes no warranty with respect to The accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or Consequential damages resulting from the use or misuse of these Maps or any of the information contained herein. Portions may be Copied for incidental uses, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662

0 125 250 500 Feet

Document Path: S:\ReOrg\Map Requests\Safe Routes to Schools Proposal\Safe Routes to Schools Proposal.mxd

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, April 14, 2021

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

SUBJECT: **Skyline Ridge phase 2 plat 3 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

Chris Trusty
Chris Trusty (Apr 14, 2021 15:43 MDT)

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Skyline Ridge phase 2 plat 3 bond

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

3rd Bond Release	
Original Bond Amount:	$ 652,592.93
Previous Release Amount:	$ 508,942.12
Amount to Release this Period:	$ 84,324.18
Amount Remaining in Bond :	$ 59,326.63

Bond Releases Summary	
#1	$ 375,132.10
#2	$ 133,810.02
#3	$ 84,324.18
#4	$ -
TOTAL	$ 593,266.30

4/14/2021

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**									
a	Mobilization	1	LS	$4,250.00	$4,250.00	1	0.2	100%	$850.00	$4,250.00
b	Clear & Grub	6668	CY	$3.50	$23,338.00	5,334	1333.6	100%	$4,667.60	$23,338.00
c	SWPPP	1	LS	$3,687.50	$3,687.50	1	0.2	100%	$737.50	$3,687.50
2	**ROADWAY IMPROVEMENTS**									
a	3" Asphalt	54072	SF	$3.50	$189,252.00	48,665	5407.2	100%	$18,925.20	$189,252.00
b	30" curb & gutter w/base	3641	LF	$18.00	$65,538.00	3,277	364.1	100%	$6,553.80	$65,538.00
c	6" road base	54072	SF	$0.60	$32,443.20	48,665	5407.2	100%	$3,244.32	$32,443.20
d	9" subbase	54072	SF	$0.30	$16,221.60	48,665	5407.2	100%	$1,622.16	$16,221.60
e	5' sidewalk w/4" of compacted base	17855	SF	$3.00	$53,565.00	16,070	1785.5	100%	$5,356.50	$53,565.00
f	ADA ramps & placards	8	EA	$600.00	$4,800.00	7	0.8	100%	$480.00	$4,800.00
3	**CULINARY WATER**									
a	8" C-900 water line & fittings	1106	LF	$30.00	$33,180.00	995	110.6	100%	$3,318.00	$33,180.00
b	8" gate valve w/collar	9	EA	$1,107.00	$9,963.00	8	0.9	100%	$996.30	$9,963.00
c	3/4" service lateral w/meter	19	EA	$1,800.00	$34,200.00	17	1.9	100%	$3,420.00	$34,200.00
d	Connect to existing water line	2	EA	$1,600.00	$3,200.00	2	0.2	100%	$320.00	$3,200.00
e	Fire Hydrant	3	EA	$3,200.00	$9,600.00	3	0.3	100%	$960.00	$9,600.00
f	2" temp blow off	1	EA	$1,250.00	$1,250.00	1	0.1	100%	$125.00	$1,250.00
4	**SEWER**									
a	Connect to existing sewer	1	EA	$500.00	$500.00	1	0.1	100%	$50.00	$500.00
b	8" Sewer Pipe main	621	LF	$30.00	$18,630.00	559	62.1	100%	$1,863.00	$18,630.00
c	48" manhole w/collar	3	EA	$2,500.00	$7,500.00	3	0.3	100%	$750.00	$7,500.00
d	4" service lateral	19	EA	$500.00	$9,500.00	17	1.9	100%	$950.00	$9,500.00
e	Testing	1	LS	$4,000.00	$4,000.00	1	0.1	100%	$400.00	$4,000.00
5	**STORM DRAIN**									
b	15" HDPE-HP	22	LF	$32.00	$704.00	20	2.2	100%	$70.40	$704.00
c	18" HDPE-HP	62	LF	$32.00	$1,984.00	56	6.2	100%	$198.40	$1,984.00
d	24" HDPE-HP	312	LF	$32.00	$9,984.00	281	31.2	100%	$998.40	$9,984.00
d	30" HDPE-HP	401	LF	$32.00	$12,832.00	361	40.1	100%	$1,283.20	$12,832.00
e	48" manhole w/collar	3	EA	$3,075.00	$9,225.00	3	0.3	100%	$922.50	$9,225.00
g	Combo box	2	EA	$3,640.00	$7,280.00	2	0.2	100%	$728.00	$7,280.00
h	Catch basin	1	EA	$1,839.00	$1,839.00	1	0.1	100%	$183.90	$1,839.00
i	Connect to 30" HDPE-HP	1	EA	$500.00	$500.00	1	0.1	100%	$50.00	$500.00
6	**MISC.**									
a	Street lights	6	EA	$3,300.00	$19,800.00	0	6	100%	$19,800.00	$19,800.00
b	Street signs	4	EA	$250.00	$1,000.00	0	4	100%	$1,000.00	$1,000.00
c	Street Survey monuments	7	EA	$500.00	$3,500.00	0	7	100%	$3,500.00	$3,500.00
	TOTAL CONSTRUCTION COST				**$593,266.30**					
	10% Bond Coverage				$59,326.63					
							Released this Period		$84,324.18	
	TOTAL BOND AMOUNT:				**$652,592.93**					

Chris Trusty
Chris Trusty (Apr 14, 2021 15:44 MDT)

Apr 14, 2021

Christopher T. Trusty P.E.
Engineering Director

Date

Robert Ballif
Robert Ballif (Apr 15, 2021 05:25 MDT)

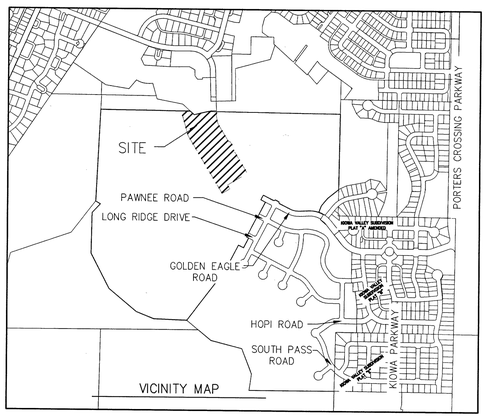
Apr 15, 2021

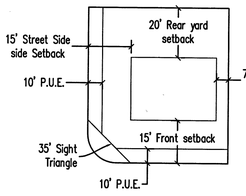
Robert Ballif
Engineering Tech. 1

Date

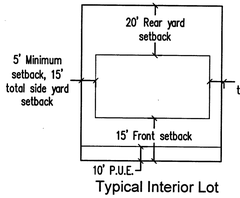
SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH





Typical Corner Lot



Typical Interior Lot

Utilities Approval

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Direct Communications

Questar Gas

LEGEND

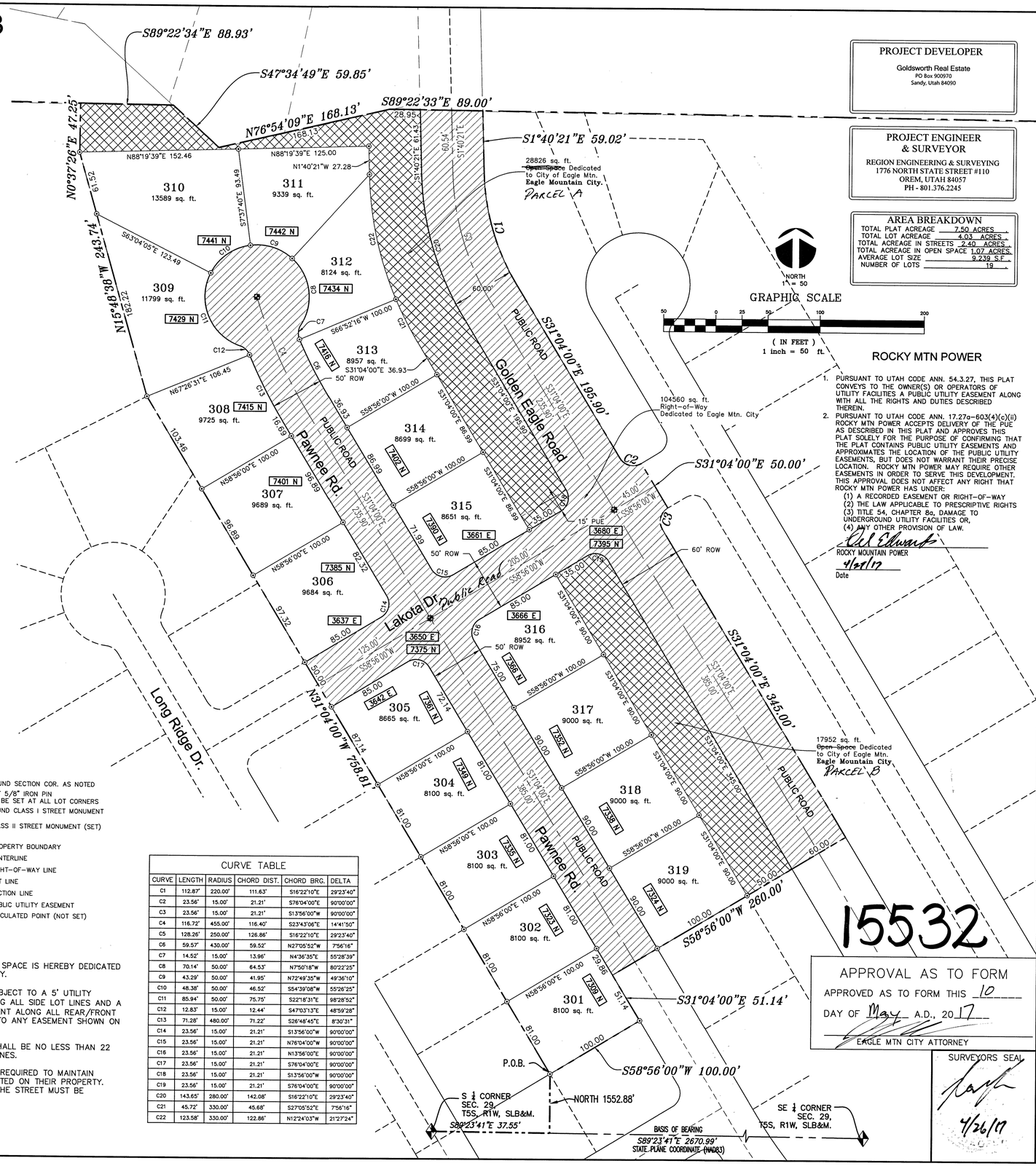
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

NOTES:

1. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	112.87'	220.00'	111.63'	S16°22'10"E	29°23'40"
C2	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C3	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C4	116.72'	455.00'	116.40'	S23°43'06"E	14°41'50"
C5	128.26'	250.00'	126.86'	S16°22'10"E	29°23'40"
C6	59.57'	430.00'	59.52'	N27°05'52"W	7°56'16"
C7	14.52'	15.00'	13.96'	N4°36'35"E	55°28'39"
C8	70.14'	50.00'	64.53'	N7°50'18"W	80°22'25"
C9	43.29'	50.00'	41.95'	N72°49'35"W	49°36'10"
C10	48.38'	50.00'	46.52'	S54°39'08"W	55°26'25"
C11	85.94'	50.00'	75.75'	S22°18'31"E	98°28'52"
C12	12.83'	15.00'	12.44'	S47°03'13"E	48°59'28"
C13	71.28'	480.00'	71.22'	S26°48'45"E	8°30'31"
C14	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C15	23.56'	15.00'	21.21'	N76°04'00"W	90°00'00"
C16	23.56'	15.00'	21.21'	N13°56'00"E	90°00'00"
C17	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C18	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C19	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C20	143.65'	280.00'	142.08'	S16°22'10"E	29°23'40"
C21	45.72'	330.00'	45.68'	S27°05'52"E	7°56'16"
C22	123.58'	330.00'	122.88'	N12°24'03"W	21°27'24"



PROJECT DEVELOPER
Goldsworth Real Estate
PO Box 900970
Sandy, Utah 84090

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

AREA BREAKDOWN

TOTAL PLAT ACREAGE	7.50 ACRES
TOTAL LOT ACREAGE	4.03 ACRES
TOTAL ACREAGE IN STREETS	2.40 ACRES
TOTAL ACREAGE IN OPEN SPACE	1.07 ACRES
AVERAGE LOT SIZE	9,239 S.F.
NUMBER OF LOTS	19

ROCKY MTN 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 MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN 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.

ROCKY MOUNTAIN POWER
4/27/17
Date

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 10 DAY OF May A.D., 2017

EAGLE MTN CITY ATTORNEY

15532

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 37.55' ALONG THE SECTION LINE AND NORTH 1552.88' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; THENCE, N 31° 04' 00" W FOR A DISTANCE OF 758.81 FEET TO A POINT ON A LINE. THENCE, N 15° 48' 38" W FOR A DISTANCE OF 243.74 FEET TO A POINT ON A LINE. THENCE, N 00° 37' 26" E FOR A DISTANCE OF 47.25 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 34" E FOR A DISTANCE OF 88.93 FEET TO A POINT ON A LINE. THENCE, S 47° 34' 49" E FOR A DISTANCE OF 59.85 FEET TO A POINT ON A LINE. THENCE, N 76° 54' 09" E FOR A DISTANCE OF 168.13 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 89.00 FEET TO A POINT ON A LINE. THENCE, S 01° 40' 21" E FOR A DISTANCE OF 59.02 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 22' 10" E FOR A DISTANCE OF 111.63 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 76° 04' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 56' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 345.00 FEET TO A POINT ON A LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 51.14 FEET TO A POINT ON A LINE. THENCE S 58° 56' 00" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

CONTAINING 7.50 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

#15532

ENT 48393:2017 Map # 15532
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 May 10 2:53 pm FEE 51.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

April 26, 2017
Date

Surveyor
(See Seal Below)

Owner's Dedication

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

In Witness hereof we have hereunto set our hands this 3 day of May, A.D. 2017

Goldsworth Real Estate, Inc
by H Toombs

Acknowledgement

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

On the 3rd day of May 2017, personally appeared before me the persons signing the forgoing Owner's Dedication known to me to be authorized to execute the forgoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 03-07-21
Commission # 693716
A Notary Public Commissioned in Utah

NOTARY PUBLIC (See Seal Below)

Acceptance by the City of Eagle Mountain

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. Signed this Fourth day of May, A.D. 2017

Approved: City Engineer

Mayor of Eagle Mountain

Approved this 10 day of May A.D. 2017

Approved: Mayor of Eagle Mountain Attest: City Recorder

SURVEYORS SEAL

4/26/17

CIVIL ENGINEERS

UTAH PROFESSIONAL ENGINEERS 5-4-17 No. 290262 CHRISTOPHER TOPS REGISTERED STATE OF UTAH

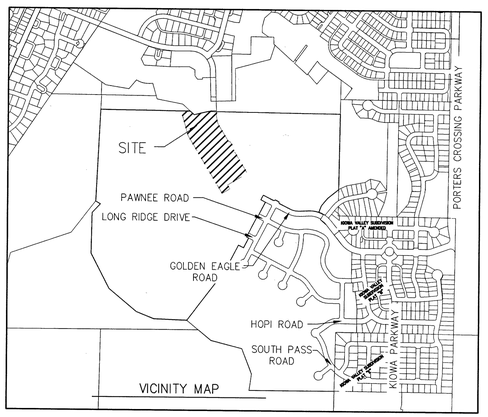
CLERK-RECORDER SEAL

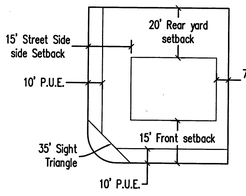
SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

Sec 29, T5S, R1W, SLB&M. Tops

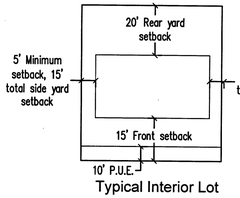
SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH





Typical Corner Lot



Typical Interior Lot

Utilities Approval

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Direct Communications

Questar Gas

LEGEND

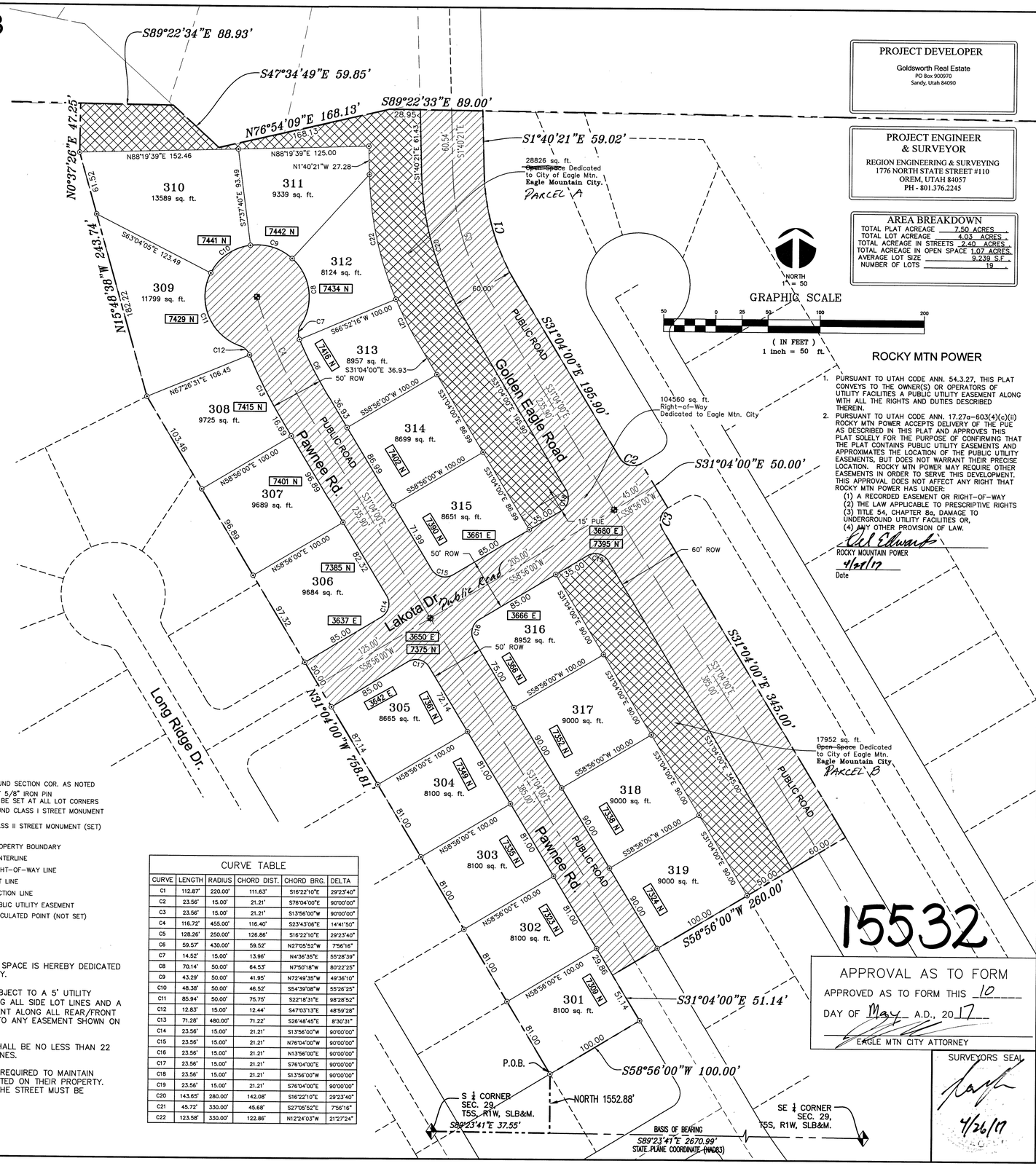
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

NOTES:

1. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	112.87'	220.00'	111.63'	S16°22'10"E	29°23'40"
C2	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C3	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C4	116.72'	455.00'	116.40'	S23°43'06"E	14°41'50"
C5	128.26'	250.00'	126.86'	S16°22'10"E	29°23'40"
C6	59.57'	430.00'	59.52'	N27°05'52"W	7°56'16"
C7	14.52'	15.00'	13.96'	N4°36'35"E	55°28'39"
C8	70.14'	50.00'	64.53'	N7°50'18"W	80°22'25"
C9	43.29'	50.00'	41.95'	N72°49'35"W	49°36'10"
C10	48.38'	50.00'	46.52'	S54°39'08"W	55°26'25"
C11	85.94'	50.00'	75.75'	S22°18'31"E	98°28'52"
C12	12.83'	15.00'	12.44'	S47°03'13"E	48°59'28"
C13	71.28'	480.00'	71.22'	S26°48'45"E	8°30'31"
C14	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C15	23.56'	15.00'	21.21'	N76°04'00"W	90°00'00"
C16	23.56'	15.00'	21.21'	N13°56'00"E	90°00'00"
C17	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C18	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C19	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C20	143.65'	280.00'	142.08'	S16°22'10"E	29°23'40"
C21	45.72'	330.00'	45.68'	S27°05'52"E	7°56'16"
C22	123.58'	330.00'	122.88'	N12°24'03"W	21°27'24"



PROJECT DEVELOPER
Goldsworth Real Estate
PO Box 900970
Sandy, Utah 84090

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

AREA BREAKDOWN

TOTAL PLAT ACREAGE	7.50 ACRES
TOTAL LOT ACREAGE	4.03 ACRES
TOTAL ACREAGE IN STREETS	2.40 ACRES
TOTAL ACREAGE IN OPEN SPACE	1.07 ACRES
AVERAGE LOT SIZE	9,239 S.F.
NUMBER OF LOTS	19

ROCKY MTN 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 MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN 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.

ROCKY MOUNTAIN POWER
4/27/17
Date

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 10 DAY OF May A.D., 2017

EAGLE MTN CITY ATTORNEY

15532

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 37.55' ALONG THE SECTION LINE AND NORTH 1552.88' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; THENCE, N 31° 04' 00" W FOR A DISTANCE OF 758.81 FEET TO A POINT ON A LINE. THENCE, N 15° 48' 38" W FOR A DISTANCE OF 243.74 FEET TO A POINT ON A LINE. THENCE, N 00° 37' 26" E FOR A DISTANCE OF 47.25 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 34" E FOR A DISTANCE OF 88.93 FEET TO A POINT ON A LINE. THENCE, S 47° 34' 49" E FOR A DISTANCE OF 59.85 FEET TO A POINT ON A LINE. THENCE, N 76° 54' 09" E FOR A DISTANCE OF 168.13 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 89.00 FEET TO A POINT ON A LINE. THENCE, S 01° 40' 21" E FOR A DISTANCE OF 59.02 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 22' 10" E FOR A DISTANCE OF 111.63 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 76° 04' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 56' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 345.00 FEET TO A POINT ON A LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 51.14 FEET TO A POINT ON A LINE. THENCE S 58° 56' 00" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

CONTAINING 7.50 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

#15532

ENT 48393:2017 Map # 15532
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 May 10 2:53 pm FEE 51.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

April 26, 2017
Date

Surveyor
(See Seal Below)

Owner's Dedication

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

In Witness hereof we have hereunto set our hands this 3 day of May, A.D. 2017

Goldsworth Real Estate, Inc
by H Toombs

Acknowledgement

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

On the 3rd day of May 2017, personally appeared before me the persons signing the forgoing Owner's Dedication known to me to be authorized to execute the forgoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 03-07-21
Commission # 693716
A Notary Public Commissioned in Utah

NOTARY PUBLIC (See Seal Below)

Acceptance by the City of Eagle Mountain

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. Signed this Fourth day of May, A.D. 2017

Approved: City Engineer

Mayor of Eagle Mountain

Approved this 10 day of May A.D. 2017

Approved: Mayor of Eagle Mountain Attest: City Recorder

SURVEYORS SEAL

4/26/17

CIVIL ENGINEERS

UTAH PROFESSIONAL ENGINEERS 5-4-17 No. 290262 CHRISTOPHER TOPS REGISTERED STATE OF UTAH

CLERK-RECORDER SEAL

SKYLINE RIDGE - PH 2 Plat 3
RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

Sec 29, T5S, R1W, SLB&M. Tops

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 20, 2021**		
TITLE:	Cory B. Wride Memorial Park Phase 2 Project Change Order #2 - Kenny Seng Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	$373,146.92		
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends that the City Council approve the Cory B. Wride Memorial Park Phase 2 Project Change Order #2, for Kenny Seng Construction.

BACKGROUND:
Due to biofouling in the winter storage ponds last year, the City had numerous issues with clogged filters within the irrigation system at Cory Wride Memorial park. With these concerns, the City approached Facebook about resolving the issue. Facebook agreed to help the City and hired consultant engineers to provide a design to the City for a filtration system intended to be used for the reuse water.

The original re-use project, including storage ponds, pump station, distribution lines, and terminal connection, was installed by Kenny Seng Construction (KSC) and was later reimbursed by Facebook. KSC is also the current contractor working with the City on the Cory Wride improvement project. As such, City staff approached KSC and requested a Change Order to their current contract for the filtration system. Because of time constraints with the irrigation season being close at hand, it was determined that this would be the best scenario to avoid interruptions irrigating the park.

The cost for this upgrade is $373,146.92 which brings the total contracted amount with Kenny Seng to $4,311,191.13. Facebook has agreed to pay for the filtration system, which will be included in an

amendment to their agreement. That will be coming before the City Council in the coming months.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **APRIL 20, 2021**

TITLE:	O'Reilly Auto Parts - Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	Creed Richardson (Leading Tech Development)

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Commercial	0.86	Porter's Crossing

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:

Creed Richardson (Leading Tech Development) has proposed a site plan for an O'Reilly Auto Parts to be located at 4266 East Pony Express Parkway, which is southeast of Porter's Crossing Parkway and Pony Express Parkway (parcel 65.645.0003). The proposed O'Reilly Auto Parts is located adjacent to the recently-approved Dollar Tree and backs onto homes in the Oak Hollow subdivision. The parcel is zoned commercial and has already been platted.

On March 9, 2021, the Planning Commission recommended approval of the site plan to the City Council, and on March 23, the City Council reviewed the project during work session. The City Council further reviewed the plans during the policy session on April 6, with the primary concerns dealing with the site grading and wall/screening options.

ITEMS FOR CONSIDERATION:

Buffering

Screening Proposal:

The applicant has proposed additional screening between the O'Reilly Auto Parts and Oak Hollow residential units, proposing to add a vinyl extension to the top of the block wall to provide additional height and privacy screening. The applicant has provided a number of different visual examples which are included as an attachment to this staff report for the Council's consideration.

Per **EMMC 17.100.050 B**, any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. The proposed O'Reilly Auto Parts does back onto the Oak Hollow subdivision, which is buffered by an existing six-foot (6') masonry wall, however, as the wall follows the natural grade of the land, there are a few lots that are not "Effectively Screened." this is due in part to the grading on the site where the elevation at the bottom of the 6' wall is 4,790 feet while the elevation in the middle of the drive aisle is 4,795 which is five feet higher. The elevation of the parking lot does drop to 4,793.53 feet at the top back of curb but that is still nearly four feet above the grade of the wall. *(Page for of Site Plan attachment).*

EMMC 17.35.050 F requires buffering or transitioning when built adjacent to residential uses, and **EMMC 17.60.110 D** requires applicants to provide a headlight screen. The applicant is required to provide effective screening and has been exploring ways to provide effective buffering. Potential solutions include the planting of evergreen trees, increasing landscaping, and/or increasing the height of the wall (or building a new wall) between the site and the residential units, or a combination of these mitigation strategies. The City Council shall review the applicant's proposed mitigation and determine if it is appropriate or not. (Attachment #1 – Buffering).

Per **table 17.60.160 B** there shall be a minimum buffer of 10' which includes trees, wall, fence, and headlight screen with the residential uses to the south. While this buffer is largely provided, additional screening is required in a few locations due to the existing wall following the natural topography and not providing sufficient

headlight screening.

Commercial Design Standards - Compliance with **EMMC 17.72** Commercial and Multifamily Design standards are addressed below. As a commercial development, O'Reilly Auto Parts must comply with these standards.

Per **EMMC 17.72.030 A.1**, the primary entrance to the building should orient toward the street, and if not, the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. The street-facing façade (North Elevation) does not include the primary entrance to the building, while it does feature windows. An awning and a sidewalk path are provided from the trail along Pony Express Parkway to the main entry (West Elevation incorrectly labeled "East Elevation"). The Planning Commission felt that the street-facing elevation was appropriate. (Attachment #2 – Elevations)

EMMC 17.72.040 A requires the building to be similar in style to adjacent buildings. The proposed building is similar in appearance to Dollar Tree, but the color palette is much lighter than both Dollar Tree and Eagle Vision. Staff recommended the elevations be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision, however, the Planning Commission did not include this in their recommendation. (Attachment #2 – Elevations)

EMMC 17.72.030 B requires the main entrance of a structure to orient to major sidewalks pedestrian ways, plazas, courtyards, or other public spaces. Main entrances shall also be clearly identifiable and consist of a sheltering element such as a porch, stoop awning, arcade, or portico. All parking in the proposed site plan is to the rear or side of the building. While the main entry is not oriented toward Pony Express Parkway, a pedestrian path is provided connecting the trail along Pony Express Parkway to the front door. The main entrance is clearly identifiable and does include a sheltering element.

It is the opinion of staff that the main entrance complies with standards of EMMC 17.72.040 B.

EMMC 17.72.040 C states "The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged." The proposed elevations do not include sloping roofs, nor do they include decorative parapet, and only very minor changes in rooflines. It was the opinion of staff that elevations should be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights, however, this was not included in the Planning Commission recommendation. (Attachment #2 – Elevations)

EMMC 17.72.040 D states "…Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure…to avoid large, featureless and/or panelized surfaces on commercial buildings." The proposed development includes the use of different materials, proposes different colors and textures, and uses different planes. It is the opinion of staff that the elevations comply with the standards of EMMC 17.72.040 D.

EMMC 17.72.040 E states "Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure…Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details." The proposed elevations include awnings, columns, decorative trim,

and architectural lighting. Utilizing four (4) of the twelve (12) architectural features. It is the opinion of staff , and the recommendation of the Planning Commission, that at least three (3) additional architectural features should be added to the elevations to comply with EMMC 17.72.040 E 1. (Attachment #2 – Elevations)

EMMC 17.72.040 F states “Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures…All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides." As the proposed building uses a mixture of materials that are used on all sides of the structure, avoids large panelized products, and is similar in style to surrounding buildings (namely Dollar Tree) it is the opinion of staff that the proposal largely complies with EMMC 17.72.040 F.

EMMC 17.72.040 G states “A building’s color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated but shall not overpower the architectural form/theme of the building and/or development.” The proposed elevations are lighter in color than neighboring buildings. Staff recommends that the building color palette be amended to be similar to that used on the Eagle Vision and Dollar Tree developments, however, this was not included in the Planning Commission recommendation . (Attachment #2 – Elevations).

EMMC 17.72.040 I states “All lighting shall be designed and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or a light source of a building shall not be visible from beyond the property…” All lighting has been designed to comply with the Dark Sky Ordinance. The applicant has provided a photometric plan showing no light trespass onto neighboring properties, and confirming no more than 100,000 lumens per acre. Light poles are shown as 17’ on top of a 2’ base. Per EMMC 17.56.060 A “Parking lot lighting poles shall be sized in a manner that the top of any fixture does not exceed 17 feet above grade." Based on this, the Planning Commission recommended

that all parking lot lighting be no more than 17' above the pavement.

EMMC 17.72.040 K states "All mechanical equipment shall be screened so as not to be visible from any public or private streets…" All mechanical equipment is screened and placed on the roof, and therefore this proposal complies with EMMC 17.72.040 K.

EMMC 17.72.040 L states "Storage, and loading areas and trash enclosures shall be located out of view from public streets and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc." Loading areas are located behind the building and are not visible from Pony Express Parkway. A masonry dumpster has been provided, however, the Planning Commission recommended that the dumpster enclosure be similar in materials and color to the building.

Other Items for Consideration

4266 East Pony Express Parkway is zoned Commercial, and the future land use designation is "Community Commercial." As a general retail sales use, O'Reilly Auto Parts is a permitted use in this location.

This project has shared access onto Pony Express Parkway with Dollar Tree. The access road is less than forty feet (40') in width, and stubs access to future development to the east, and sufficient off-street truck packing and loading space is provided putting it in compliance with **EMMC 17.100.050 C 1-4** and **17.100.050 D**.

Per **EMMC 17.55.120 table C**, retail establishments shall have a minimum parking requirement of 1 stall per 300 SF of gross floor area, and a maximum of 1 stall per 200 SF of gross floor area. With a building size of 7,400 SF, the parking requirement for this project is

between 25 – 37 parking stalls. The applicant is proposing 28 parking stalls complying with this standard.

Per **EMMC 17.55.120 table B**, a minimum of two ADA parking stalls are required. The applicant is providing two ADA stalls, therefore this proposal complies with parking requirements.

Per **EMMC 17.35.050 K** "Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation." No bicycle parking is provided. The Planning Commission has recommended that bicycle parking be provided. A potential location is the hashed asphalt at the north end of the parking area at the front of the building or within the landscaped area to the east of the pedestrian access between Pony Express Parkway and the building.

A monument sign has been proposed in this site plan; the sign proposal shall comply with **EMMC 17.80**.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a Site Plan can be found in EMMC 17.100.030.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the site plan request on March 9, 2021. The Planning Commission voted 3-2 to recommend approval of the site plan with the following conditions:

1. The applicant to increase the height of the wall anywhere

necessary to provide effective screening;
2. All parking lot lighting shall be no more than 17' above the pavement;
3. That the dumpster enclosure shall be similar in material and colors to the building;
4. Bicycle parking shall be provided in compliance with EMMC 17.35.050 K; and
5. At least three (3) additional design elements designated in EMMC 17.72.040 E.1 are added to all four elevations

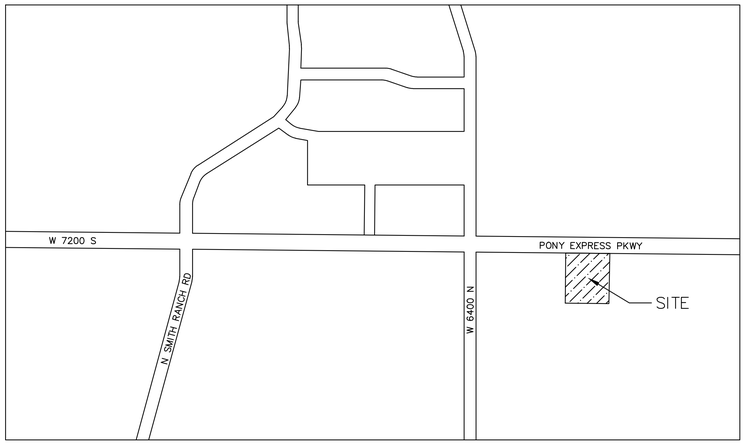
The dissenting votes were by Commissioners Wells (who felt other staff recommendations should be included) and Wright (who felt other code elements identified by staff should be encouraged of the developer to adjust such as the roof line changes).

ATTACHMENTS:

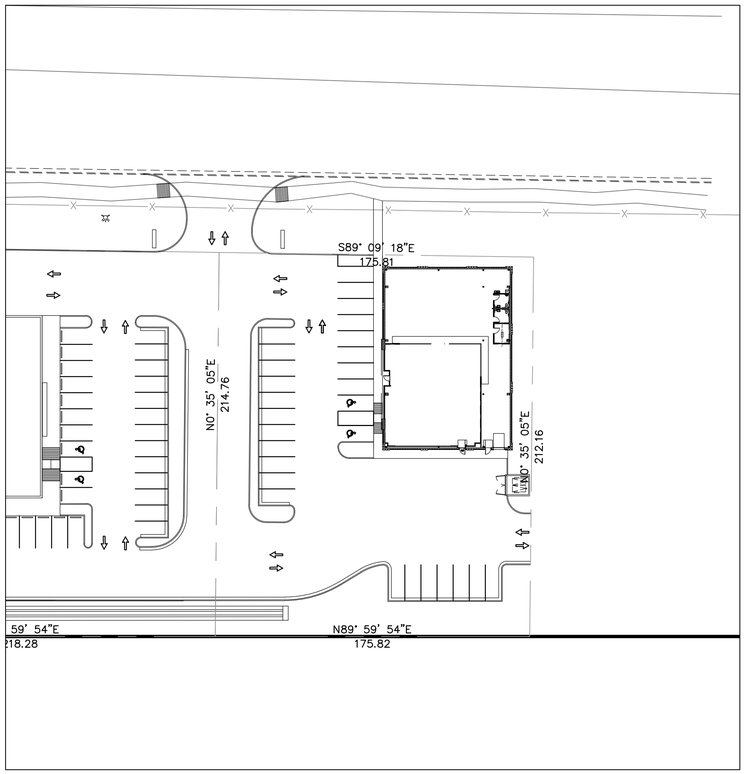
Site Plan
Elevations
Truck Loading
Buffering With Oak Hollow
Buffering Proposal

O'Reilly Auto Parts
Eagle Mountain, UT

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=40'

INDEX

C-0 Cover Sheet
C-1 Site Plan
C-1.1 Context Plan
C-2 Grading and Drainage Plan
C-3 Utility Plan
C-4 Standard Details
L-1 Landscape Plan
Photometric Plan
A.2 Elevations
Signage Plans

SITE DATA

LOT AREA:	37,528	SF (0.86± ACRES)
BUILDING AREA:	7,400	SF± 19.7%
PAVEMENT AREA:	22,972	SF± 61.2%
LANDSCAPE AREA:	7,156	SF± 19.1%

ZONING: COMMUNITY COMMERCIAL
PERMITTED USE

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI PI PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS	CATCH BASIN	
EXISTING WATER LINE	W W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4247	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	WV

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
RYAN FORSYTH
LEADING TECH DEVELOPMENT
477 SOUTH MAIN STREET
BRIGHAM CITY, UT 84302
(801) 489-6188
RFORSTH@LEADINGTECHONLINE.COM

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION DRAWINGS:

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 WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER–
- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. 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. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & 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. 21" INSIDE DIAMETER CAN HDPE.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR¾" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO BE A 36" INSIDE DIAMETER CAN HDPE OR FOLLOW APWA SPECIFICATION.
- 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.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

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 WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION–
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS 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 ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO 3/8" DOWN FROM ASPHALT EDGE.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

O'REILLY AUTO PARTS
COVER SHEET
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

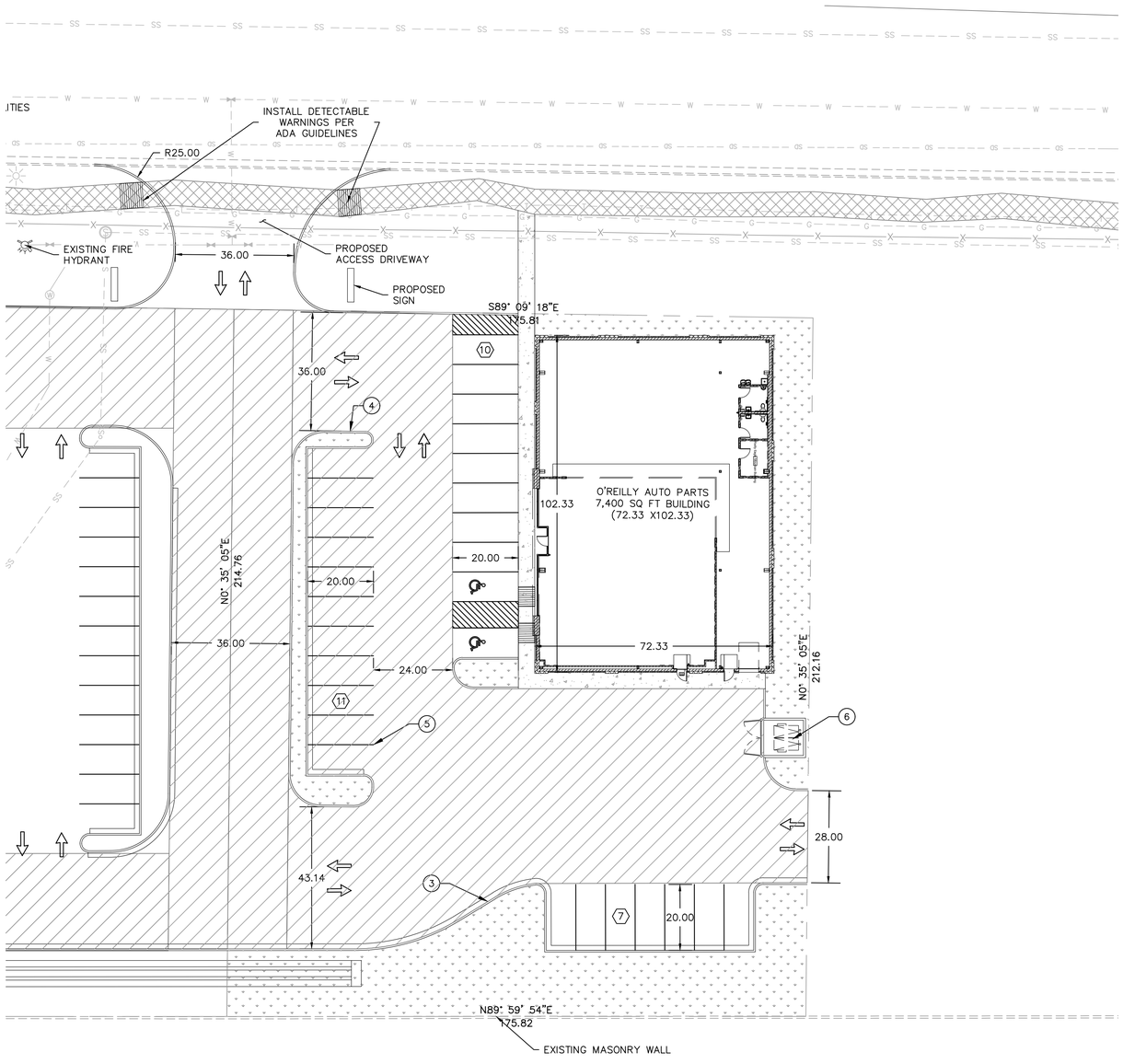
PROFESSIONAL ENGINEER
2/22/21
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-0

DATE: Feb 22, 2021

NOTE: ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EXISTING FENCE	x
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
SHARED DRIVE ISLE	

SITE DATA

LOT AREA:	37,528	SF (0.86± ACRES)
BUILDING AREA:	7,400	SF± 19.7%
PAVEMENT AREA:	22,972	SF± 61.2%
LANDSCAPE AREA:	7,156	SF± 19.1%

ZONING: COMMUNITY COMMERCIAL
PERMITTED USE

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=20 FEET
SIDE=0

PARKING TABULATION

REQUIRED: 1 STALL PER 300 SQ. FT. (24 STALLS)

PROVIDED: 28 STALLS
2 ADA STALLS

NOTES:

1. PROPOSED 5' SIDEWALK PER DETAIL 1, SHEET C-4.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
5. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
6. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

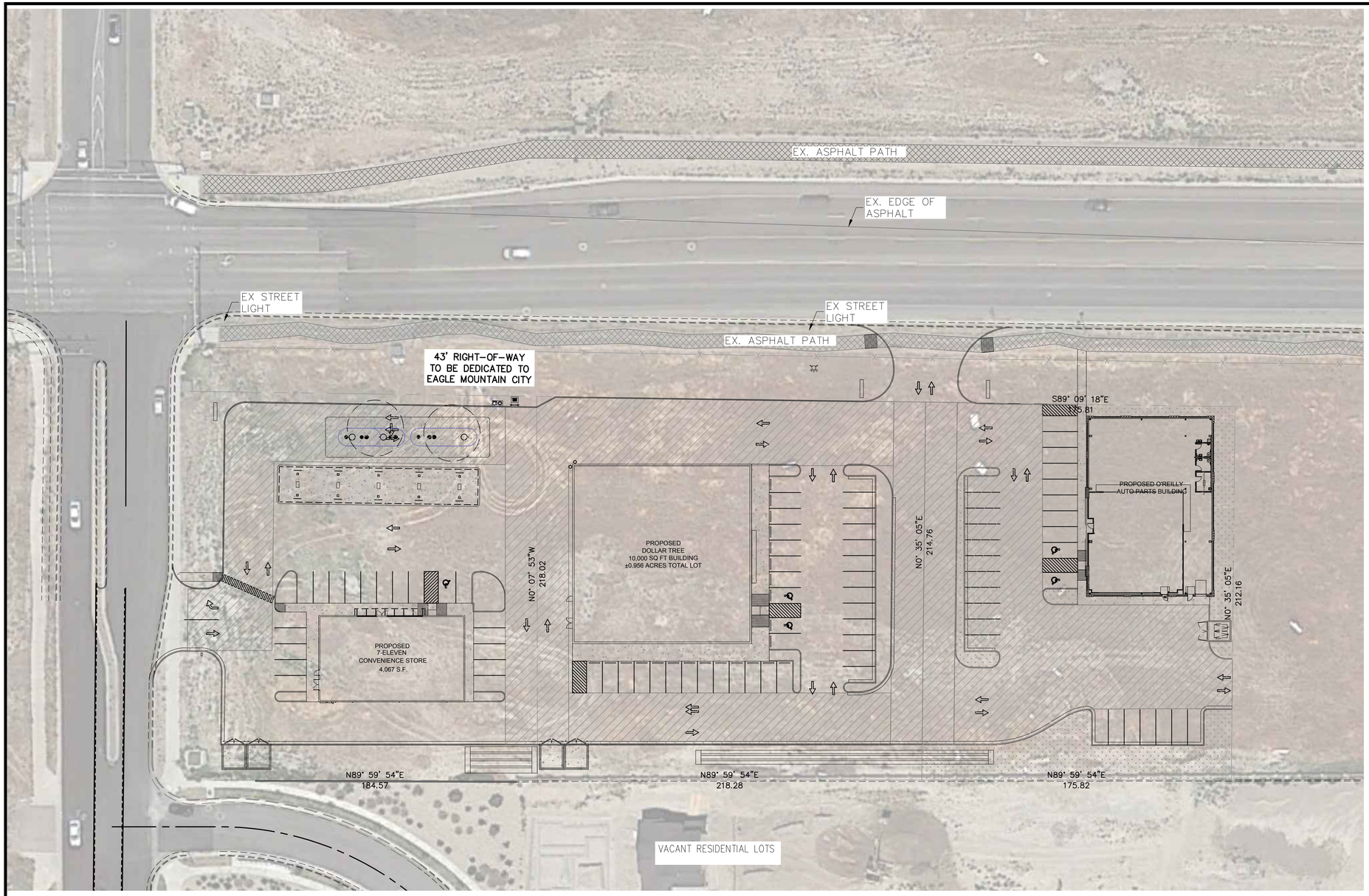
ELEVATE ENGINEERING

O'REILLY AUTO PARTS
SITE PLAN
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER
2/22/21
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: Feb 22, 2021



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EXISTING FENCE	x
EXISTING BUILDING	
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
SHARED DRIVE AISLE	

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 30'

0 15 30 45 60 90

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

O'REILLY AUTO PARTS
CONTEXT PLAN
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER 2/22/21 10864737 LARVIN POLLOCK STATE OF UTAH

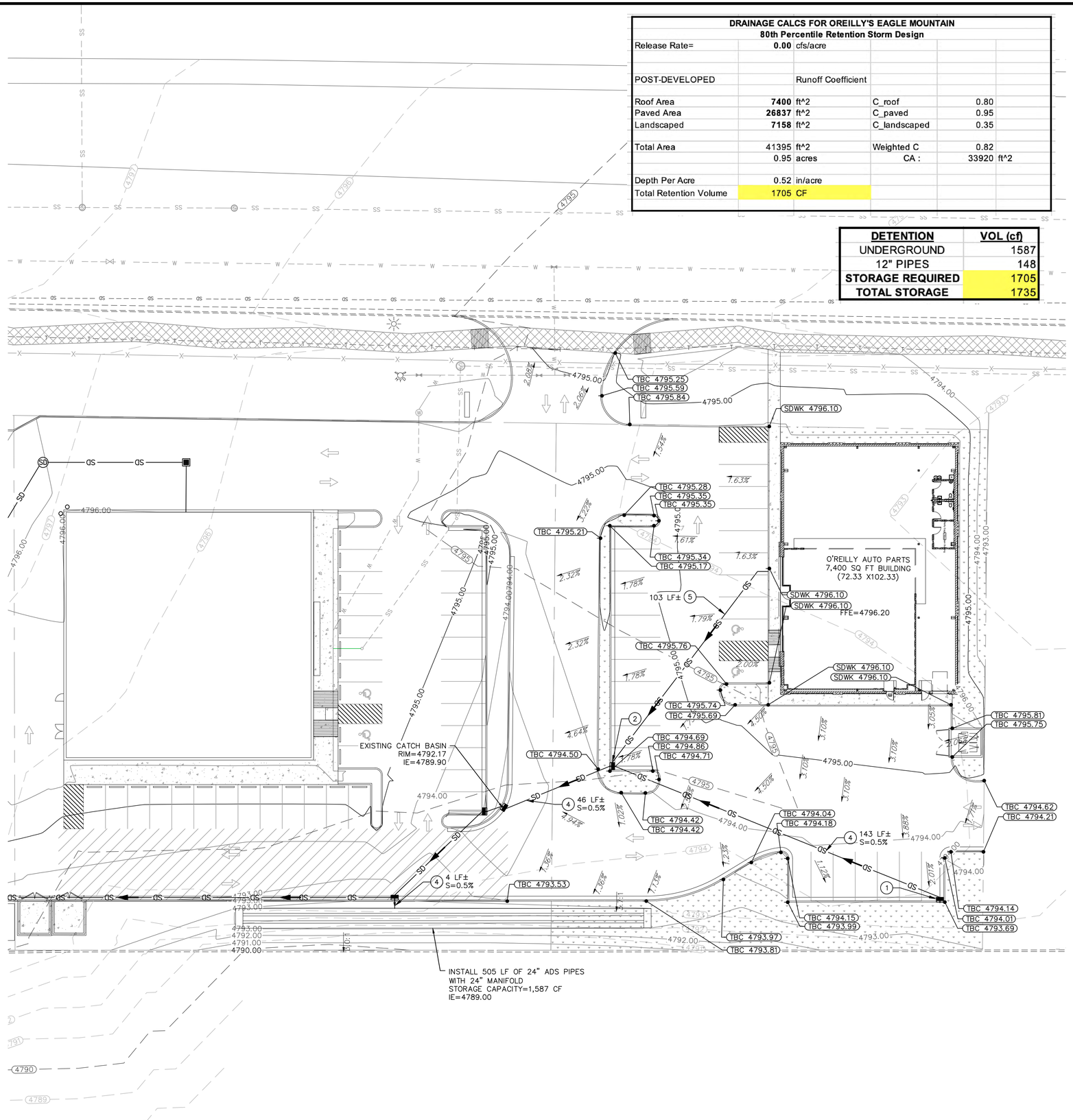
SHEET: C-1.1

DATE: Feb 22, 2021

\\Mac\Home\Elevate Engineering Dropbox\Leading Tech - OReilly EG MTN\LT OREILLY EG MTN 6A.dwg - - Feb 22, 2021-3:37pm

DRAINAGE CALCS FOR OREILLY'S EAGLE MOUNTAIN					
80th Percentile Retention Storm Design					
Release Rate=	**0.00**	cfs/acre			
POST-DEVELOPED		Runoff Coefficient			
Roof Area	**7400**	ft^2	C_roof	0.80	
Paved Area	**26837**	ft^2	C_paved	0.95	
Landscaped	**7158**	ft^2	C_landscaped	0.35	
Total Area	41395	ft^2	Weighted C	0.82	
	0.95	acres	CA :	33920	ft^2
Depth Per Acre	0.52	in/acre			
Total Retention Volume	1705	CF			

DETENTION	VOL (cf)
UNDERGROUND	1587
12" PIPES	148
STORAGE REQUIRED	1705
TOTAL STORAGE	1735



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
EXISTING FENCE	
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW

DESIGN NOTES:

1. INSTALL CURB INLET BOX PER APWA PLAN 315. SEE SHEET C-4 FOR DETAILS. RIM=4793.19 IE=4790.85
2. INSTALL CURB INLET BOX WITH SNOUT PER APWA PLAN 315. SEE SHEET C-4 FOR DETAILS. RIM=4794.19 IE=4790.13
3. INSTALL 48" MANHOLE PER APWA PLAN 411 WITH LID. SEE SHEET C-4 FOR DETAILS. RIM=4793.00 IE=4790.00
4. INSTALL 12" ADS STORM PIPE
5. ROOF DRAINS TO CONNECT TO STORM DRAIN SYSTEM WITH 6" ROOF DRAIN PIPE.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
tarvin@elevateeng.com

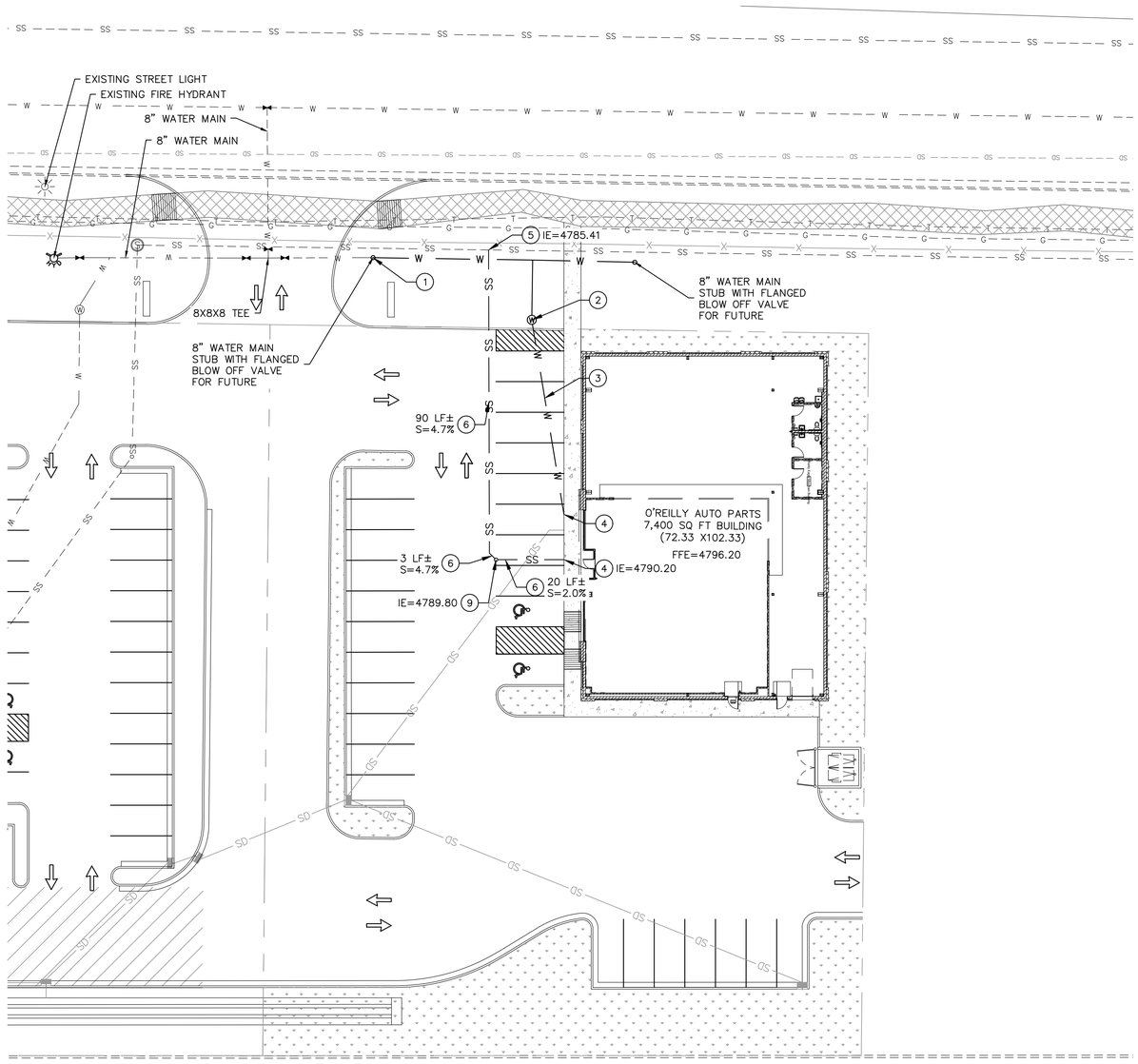
ELEVATE ENGINEERING

O'REILLY AUTO PARTS
GRADING AND DRAINAGE PLAN
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER 2/22/21 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-2

DATE: Feb 22, 2021



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
EXISTING FENCE	
EXISTING GAS	G
EXISTING POWER	UGP
EXISTING IRRIGATION VALVE BOX	
EXISTING ELECTRIC METER	
INVERT ELEVATION	IE
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

DESIGN NOTES:

1. CONNECT TO EXISTING 8" WATER MAIN STUB PER CITY STANDARDS.
2. INSTALL 2" METER BOX IN PER CITY STANDARDS.
3. INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
4. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
5. CONNECT TO EXISTING 8" SEWER MAIN LINE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
6. INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 2.0% MIN. SLOPE.
7. INSTALL 6" CLEANOUT PER EAGLE MOUNTAIN DWG SLSC-1. SEE SHEET C-4 FOR DETAILS.

GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES
CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY – 801-853-6597
ROCKY MOUNTAIN POWER – 801-756-1310
CENTURY LINK – 801-536-6975

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

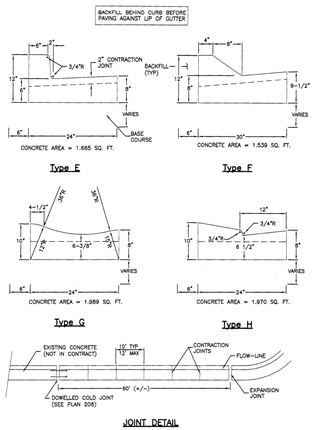
ELEVATE ENGINEERING

O'REILLY AUTO PARTS
UTILITY PLAN
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER
2/22/21
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-3

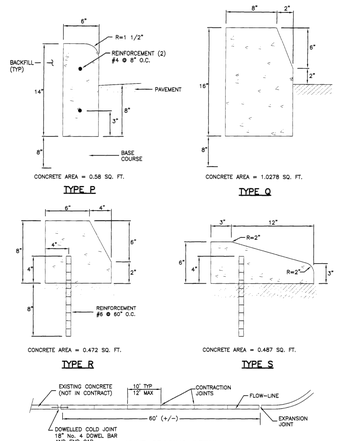
DATE: Feb 22, 2021



Curb and gutter

Plan **205** Sheet 2 of 3

April 2011 29

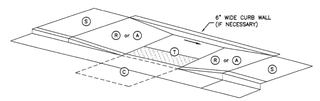


Curbs

Plan **209**

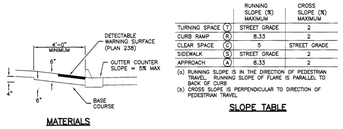
November 2009 35

TURNING SPACE AT STREET LEVEL



ELEMENT	DIMENSION
(R) & (A)	4 FEET WIDE MINIMUM
(C) & (T)	4 FEET SQUARE MINIMUM
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK	

TABLE OF DIMENSIONS



		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2
CLEAR SPACE	(C)	5	STREET GRADE
SIDEWALK	(A)	STREET GRADE	2
APPROACH	(A)	8.33	2

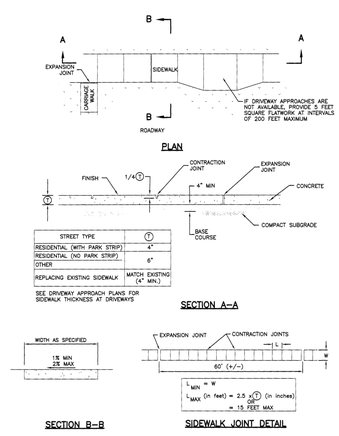
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

Midblock curb cut assembly

Plan **236** Sheet 3 of 3

September 2011 75

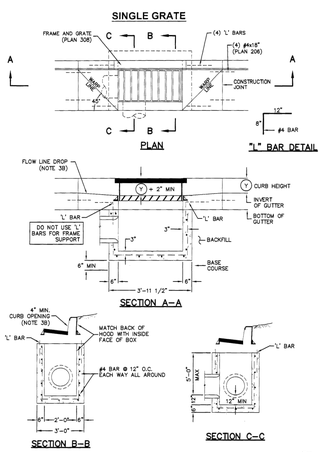


Sidewalk

Plan **231**

March 2009 57

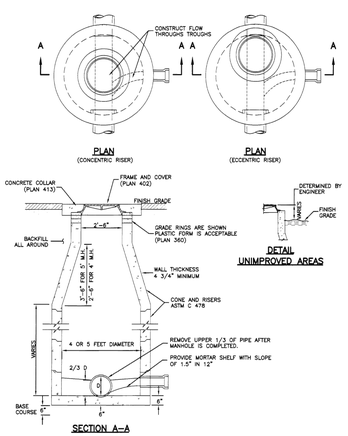
SINGLE GRATE



Catch basin

Plan **315** Sheet 1 of 2

September 2010 155



Sanitary sewer manhole

Plan **411**

April 2011 213

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lpr.win@elevateeng.com

ELEVATE ENGINEERING

O'REILLY AUTO PARTS
STANDARD DETAILS
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005



SHEET: C–4

DATE: Feb 22, 2021

Curb and gutter

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required before concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

Curbs

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A 615.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

Midblock curb cut assembly

1. **GENERAL**
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
   B. Installation of a curb wall is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
   C. Curb Ramp: Ramp length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
   D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
   E. Concrete Placement: APWA Section 03 30 10.
      1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   F. Clear Space: No trip hazards in the clear space.

Sidewalk

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

Catch basin

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

Sanitary sewer manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C 478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel; ASTM A 615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

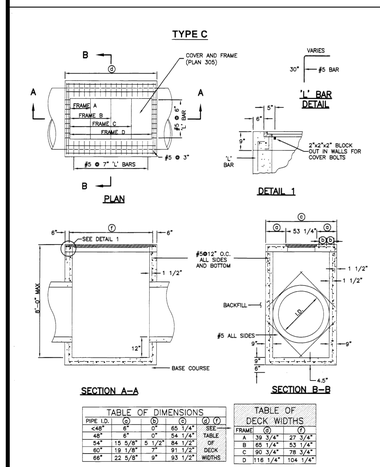


TABLE OF DIMENSIONS					
PIPE I.D.	(G)	(B)	(C)	(G) (Y)	
<48"	8"	0"	65 1/4"	SIZE	
48"	8"	0"	54 1/4"	TABLE	
54"	15 5/8"	5 1/2"	84 1/2"	OF	
60"	19 1/8"	7"	91 1/2"	DECK	
66"	22 5/8"	9"	93 1/2"	WIDTHS	

TABLE OF DECK WIDTHS	
FRAME	(G) (Y)
A	39 3/4" 27 3/4"
B	65 1/4" 53 1/4"
C	90 3/4" 78 3/4"
D	116 1/4" 104 1/4"

Cleanout box

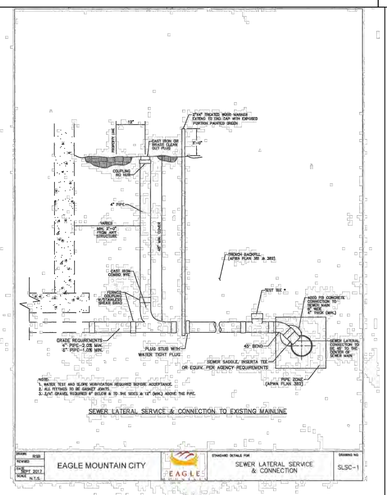
Plan **331** Sheet 3 of 3

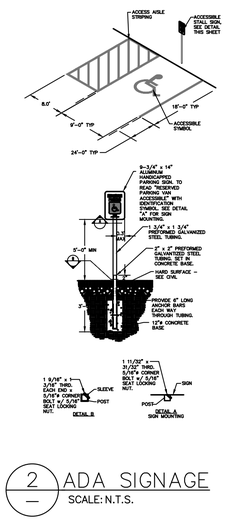
November 2010 181

Adjust reinforced concrete deck to grade

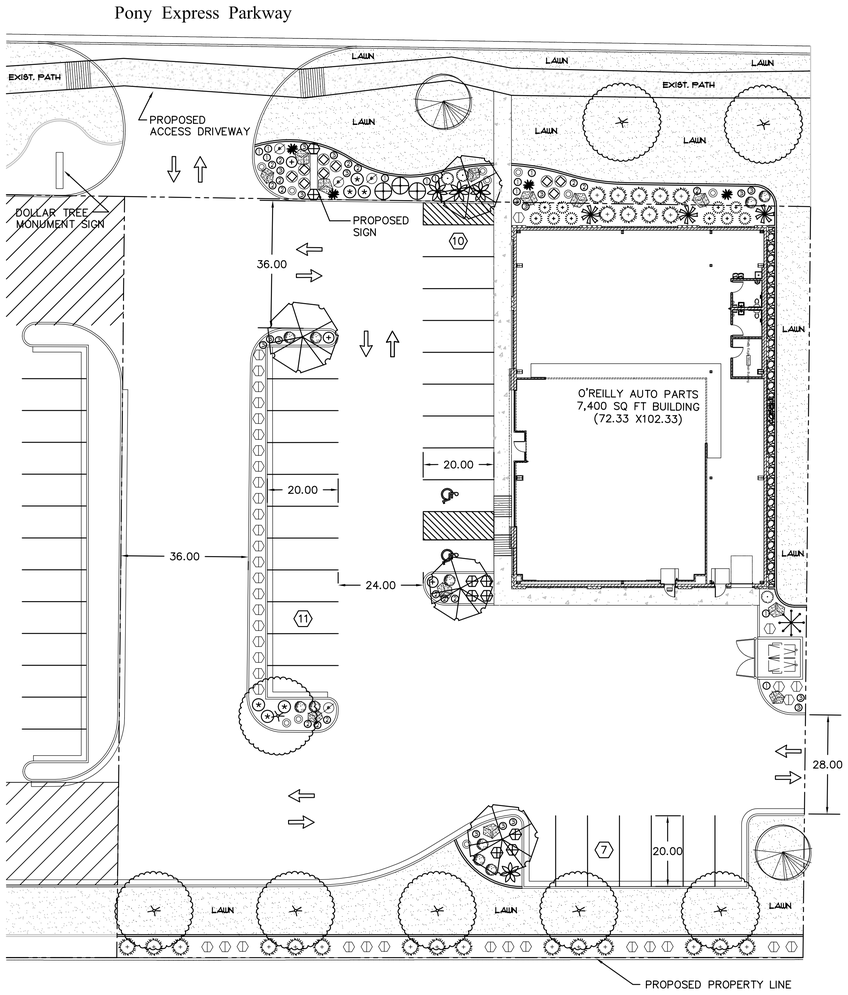
1. **GENERAL**
   A. Alternate 1 applies to lowering the whole deck to grade.
   B. Alternate 2 applies to raising or lowering part of the deck to grade.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
3. **EXECUTION**
   A. Steel Placement: APWA Section 03 20 00.
   B. Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

184





2 ADA SIGNAGE
SCALE: N.T.S.



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
2		Malus sp. 'Spring Snow'	Spring Snow Crab	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
1		Pinus nigra 'Arnold's Sentinel'	Columnar Austrian Pine	6'-8' Height B & B	Full Throughout Specimen
4		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
6		Caryopteris clandonensis	Blue Mist Spiraea	5 Gallon	18"-24" Height
4		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
24		Rhus aromatica 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
10		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
9		Rosa 'Meidiland Red'	Red Groundcover Rose	5 Gallon	18"-24" Spread
3		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
3		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
3		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	10 Gallon	48"-54" Height
10		Viburnum davidii	David Viburnum	5 Gallon	15"-18" Height
4		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
41		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
3		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
10		Pennisetum alop. 'Hamelin'	Hamelin Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
16		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
18		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, & Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
LAWN	New Lawn Area / Water Conservative Mixture	Install In Areas Shown Over A 6 Inch Depth Of Import Topsoil. Top Of Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 6 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
No Hatch	New Shrub - Rock Area / 1 1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Match Adjacent South Property.

Planting Notes

1. All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
10. As shown and noted, the irrigation system water supply is from a secondary (non culinary) source, and it's availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

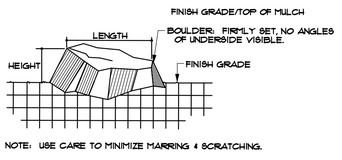
1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

1. LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (lawn) and 4 inch depth (shrub) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepencies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

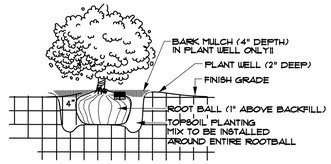
Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

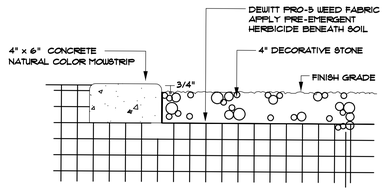


NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

1 L-1 Landscape Boulder
N. T. S.

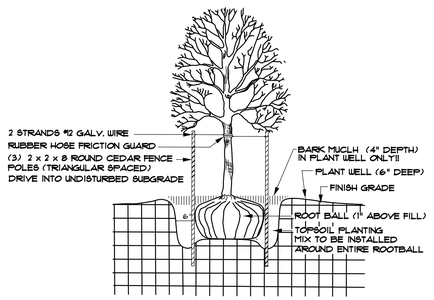


2 L-1 Shrub Planting
N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

3 L-1 Mowstrip / Stone Mulch
N. T. S.



4 L-1 Tree Planting
N. T. S.

Landscape Architect
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

N

0 20 40 60
Scale in Feet : 1"=20'-0"

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
tarvin@elevateeng.com

ELEVATE

O'REILLYS AUTO PARTS
LANDSCAPE PLAN
6400 N. & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT.

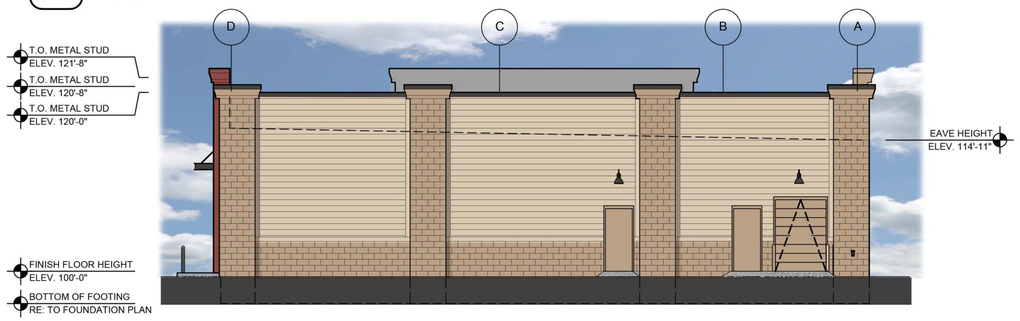
STATE OF UTAH LICENSED LANDSCAPE ARCHITECT 106260 02-22-21

SHEET: L-1
DATE: 02-22-2021



1 EAST EXTERIOR ELEVATION

A2.1 **SCALE: 1/8" = 1'-0"**



2 SOUTH EXTERIOR ELEVATION

A2.1 **SCALE: 1/8" = 1'-0"**



3 WEST EXTERIOR ELEVATION

A2.1 **SCALE: 1/8" = 1'-0"**



4 NORTH EXTERIOR ELEVATION

A2.1 **SCALE: 1/8" = 1'-0"**

EXTERIOR FINISH SCHEDULE

STUCCO SYSTEM
KEY NOTE NO. 1A:
MFG: STO SPECIFIED. OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO POWERWALL CI- OUTBOUND
TEXTURE: MEDIUM
COLOR STANDARD: STO COLOR "33141"

KEY NOTE NO. 1B:
MFG: STO SPECIFIED. OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO POWERWALL CI-BOUND
TEXTURE: MEDIUM
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141

KEY NOTE NO. 1C:
MFG: STO SPECIFIED. OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO POWERWALL CI-BOUND
TEXTURE: MEDIUM
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

UNIT MASONRY
KEY NOTE NO. 2:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 4"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)
MORTAR COLOR: NATURAL GRAY
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL
KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: MATCH DRY-VIT COLOR PATCHWOOD

KEY NOTE NO. 6:
TYPE; SHEET METAL CONDUCTOR HEADS AND DOWNSPOUT SYSTEM
MFG: (REFER TO PROJECT MANUAL)
FINISHED: PREFINISHED
COLOR: EQUAL TO SHERWIN WILLIAMS "LATTE" SW6108

PRE-FINISHED SHEET METAL CONDUCTOR HEADS:
KEY NOTE NO. 26
TYPE: SHEET METAL OVERFLOW SCUPPER SYSTEM
MFG: REFER TO PROJECT MANUAL
FINISHED: PRE-FINISHED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

FIBER CEMENT SIDING AND TRIM:
KEY NOTE NO. 7A:
TYPE: HARDIEPLANK- SMOOTH
MFG: JAMES HARDIE
SIZE: 7 1/4" X 5/16"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6104

KEY NOTE NO. 7B:
TYPE: HARDIEPLANK- SMOOTH
MFG; JAMES HARDIE
SIZE: 6" X 3/4"
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW 6104

DOORS AND WINDOWS
KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING
KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:
KEY NOTE NO. 18:
TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: PER LOCAL SUPPLIER
FINISH: KYNAR FINISH
COLOR: MATCH WINDOW SYSTEM

ROOF ACCESS LADDER:
KEY NOTE NO. 25
TYPE: PRE-FINISHED ROOF ACCESS LADDER
MFG: LOCAL SUPPLIER
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108

GENERAL NOTES

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.

REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.

REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.

REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

EXTERIOR STUCCO SYSTEM. (PORTAL)

EXTERIOR STUCCO SYSTEM. (ACCENT)

EXTERIOR STUCCO SYSTEM.

CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION. REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.

PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.

PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)

PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS)

PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.

FIBER CEMENT SIDING SYSTEM (FIELD). REFER TO EXTERIOR FINISH SCHEDULE.

FIBER CEMENT SIDING SCHEDULE (ACCENT). REFER TO EXTERIOR FINISH SCHEDULE

LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.

SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.

BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.

PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.

EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.

EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.

APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.

STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.

HOSE BIB, REFER TO PLUMBING DRAWINGS.

LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.

PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO WALL SECTIONS FOR DETAILS.

MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.

MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.

PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.

CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.

MASONRY CONTROL JOINT. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. COLOR TO MATCH ADJACENT MASONRY.

RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.

ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

INDIVIDUAL ARCHITECTURAL REGISTRATION NO.:
XXXX
FIRM ARCHITECTURAL REGISTRATION NO.:
XXXX

PRELIMINARY
NOT FOR CONSTRUCTION OR PERMIT

SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
6400 N & PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

EXTERIOR ELEVATIONS

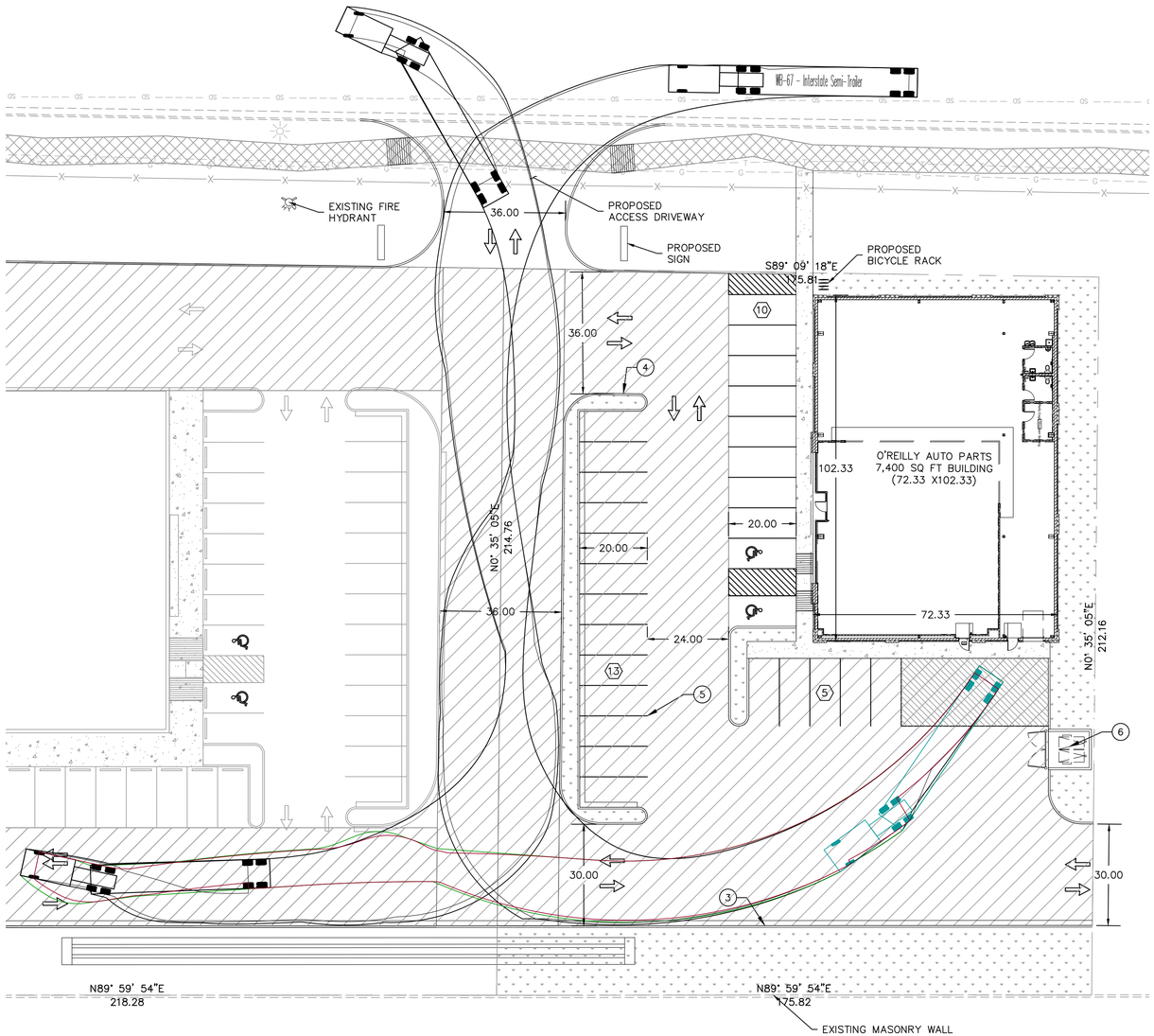
Buddy Webb & Company, Inc.
Architect - Consultant
3057 EAST CAIRO
SPRINGFIELD, MISSOURI 65802
(417) 877-1385 TELEPHONE
(417) 877-9736 FAX

DRAWN BY: RJD
CHECKED BY: SB
DATE: 11/12/20
REVISION:
PROJECT NUMBER: EAGLE MOUNTAIN
SHEET NUMBER
A2.1

© COPYRIGHT 2020 — DESIGNS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE DESIGN PROFESSIONAL. REPRODUCTION PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

NOTE: ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EXISTING FENCE	x
INVERT ELEVATION	IE
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
SHARED DRIVE ISLE	

SITE DATA

LOT AREA:	37,528	SF (0.86± ACRES)
BUILDING AREA:	7,400	SF± 19.7%
PAVEMENT AREA:	27,043	SF± 72.1%
LANDSCAPE AREA:	3,085	SF± 8.2%

ZONING: COMMUNITY COMMERCIAL
PERMITTED USE

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=20 FEET
SIDE=0

PARKING TABULATION

REQUIRED: 1 STALL PER 300 SQ. FT. (24 STALLS)

PROVIDED: 28 STALLS
2 ADA STALLS

NOTES:

1. PROPOSED 5' SIDEWALK PER DETAIL 1, SHEET C-4.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-4 FOR DETAILS.
5. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
6. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

O'REILLY AUTO PARTS
SITE PLAN
6400 N & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

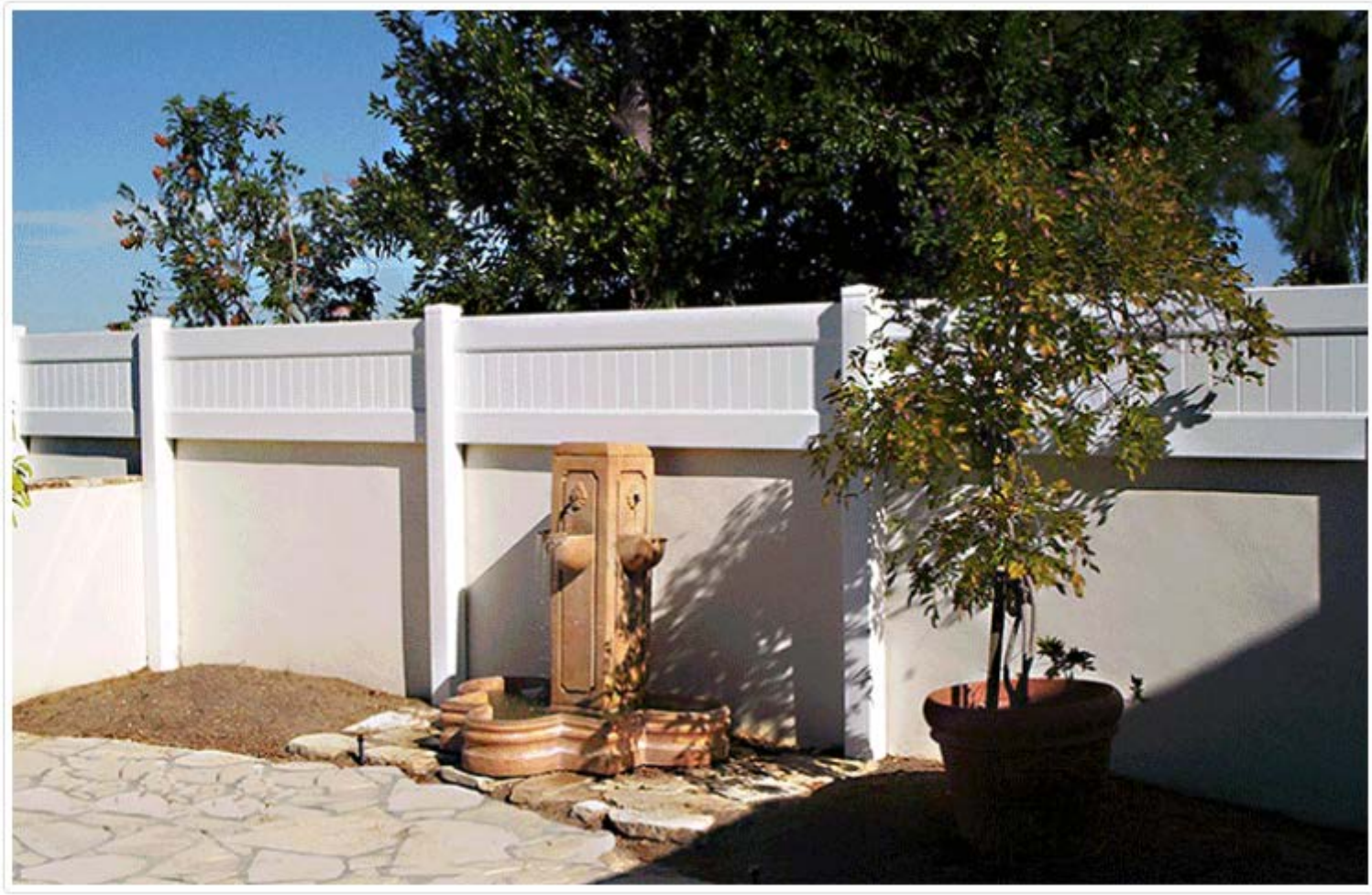
PROFESSIONAL ENGINEER
3/18/21
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: Mar 18, 2021







Vinyl Block Wall Extentions



Wall Extension Southland Vinyl Fences



Fence Extender Fence Extenders For Privacy



	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **APRIL 20, 2021**		
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zones.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
Yes

PREPARED BY:
Pete Kane, Planning

PRESENTED BY:
Pete Kane

RECOMMENDATION:

BACKGROUND:
Recent development project proposals have brought to light some potential revisions to EMMC 17.25 Residential Zones.

EMMC 17.25 establishes a number of residential districts - primarily either single-family or multi-family. There are only two multi-family zones: MF1 and MF2. The MF1 zone allows for "twin homes, duplexes, triplexes, and townhomes with no more than six units per building," as well as "'footprint' single-family homes" (not on fee simple lots). Based on recent development reviews, the Planning Commission and City Council have raised concerns that applying the MF1 zone with an understanding a developer may build single-family homes still allows the land to be developed as any of the other permitted multi-family formats allowed in that MF1 zone. In order to clear up this grey area, this code amendment removes single-family dwellings as a permitted use in the MF1 zone. The RC zone would be the most dense of the single-family zoning districts, allowing a minimum lot size of 4,500 square feet and average lot size of 6,000 square feet.

EMMC 17.25 also establishes development standards for all of the residential zoning districts including items such as minimum lot size,

minimum lot frontage, maximum building height, and setbacks. Just over half of the single-family zoning districts have an established average lot size (FR, R1, R2, R3, and RC). The City Council has recently raised the question of establishing an average lot size for the next largest single-family zone: RD2. This particular zone requires a minimum lot size of one-half acre, but does not include an average lot size. This code amendment establishes an average lot size of three-quarter acre for the RD2 zone.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:
Development Code Amendments are legislative decisions and are considered valid of reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission held a public hearing on the code amendment on April 13, 2021.

The Planning Commission voted unanimously (4-0, 1 absent) to recommend approval of the code amendment.

ATTACHMENTS:

ORD--EMMC 17.25 Residential Zones
EMMC 17.25 Residential Zones - PROPOSED

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE, ENACTING CHAPTER 17.25 RESIDENTIAL ZONES

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code to enact Chapter 17.25 Residential Zones as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, enacting Chapter 17.25 Residential Zones.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 20th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of April, 2021.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A

Removal of Single-Family Dwellings from MF1 Zone & Average Lot Size for RD2 Zone

Proposed Code Amendment

Chapter 17.25
RESIDENTIAL ZONES

17.25.020 Future land uses and residential zones.

B. Future Land Use: Agricultural/Rural Density Two.

1. Zone: RD1. The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet).
2. Zone: RD2. The RD2 zone is for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size is one-half acre (21,780 square feet), and an average lot size of three-quarter acre (32,670 square feet) is required.

E. Future Land Use: Neighborhood Residential Two.

3. Zone: RC. The RC zone is for single-family homes on small lots in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. These neighborhoods can provide a transition between multifamily developments and neighborhoods with medium-sized lots. The minimum lot size is 4,500 square feet and an average lot size of at least 6,000 square feet is required.
4. Zone: MF1. The MF1 zone is for ~~"footprint" single-family homes (not on fee simple lots; sometimes defined as patio homes),~~ twin homes, duplexes, triplexes, and townhomes with no more than six units per building, with common/shared open space between buildings, and a homeowners' association that maintains the open space. The maximum density is 10 dwelling units per acre.

17.25.030 Land use table.

Land Use Table
Residential Land Uses

LAND USE	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Dwelling (Single-Family)	P	P	P	P	P	P	P	P	P	~~P~~	

17.25.040 Residential development standards.

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	~~SF detached[5],~~ MF 2-6 units/building	MF ≤ 12 units/building
Minimum Average Lot ~~Sizes[8]~~Sizes[7]				3/4 Acre (32,670 sq ft)	1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		
Ancillary Structure Maximum ~~Height[7]~~Height[6]	10' above primary structure										
Minimum Setbacks for Primary Structures[3]											
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	~~22'[6]~~22'[5]	~~22'[6]~~22'[5]

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory apartments located above a detached garage is 35 feet.

[2] Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

[3] Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060.

[4] Square footage of the footprint of the residential dwelling, including attached garage.

~~[5] Only "footprint" single-family detached units – no homes on fee simple lots. These are sometimes referred to as patio homes.~~

~~[6]~~ [5] Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

~~[7]~~ [6] Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

~~[8]~~ [7] The minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **APRIL 20, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as Sweetwater Industrial Park.
ITEM TYPE:	General Plan Amendment and Rezone
FISCAL IMPACT:	
APPLICANT:	Tiffany Walden / Scot Hazard

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
"Business Park / Light Industry" and "Neighborhood Residential One"		126.61	

PUBLIC HEARING:
Yes

PREPARED BY:
Pete Kane, Planning

PRESENTED BY:
Pete Kane

RECOMMENDATION:

BACKGROUND:
This request for rezoning and a General Plan amendment to the Future Land Use Map is in regards to the Sweetwater Industrial Park area in the southern part of the city. The property is located west of Pony Express Parkway and south of Tiffany Lane. The request applies to 126.61 acres of land within the Sweetwater Industrial Park area. The subject property was land that was included in the Eagle Mountain Properties Master Development Agreement, however, that agreement has since expired. The subject property was designated as "Industrial" in that master development plan in its entirety.

The applicant previously sought to rezone the subject property by applying the Sweetwater Industrial Overlay Zone over a majority of it back in the summer of 2020. Just prior to that rezone application, the City adopted EMMC 17.37 Business Park Zones which established the LMD (Light Manufacturing / Distribution), MEC (Medical / Educational Campus), and OP (Office Professional) zones. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay

zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.

The rezone request seeks the following zoning on the 126.61 acres of land:

- About 50.14 acres to Industrial with the Sweetwater Industrial Overlay
- About 34.6 acres to CC, and
- About 41.87 acres to LMD.

The General Plan Amendment seeks to amend the Future Land Use:

- Current - about 104.36 acres of "Business Park / Light Industry" and about 22.25 acres of "Neighborhood Residential One"
- Proposed - about 92.41 acres of "Business Park / Light Industry" and about 34.1 acres of "Community Commercial."

ITEMS FOR CONSIDERATION:

GENERAL PLAN COMPLIANCE

A majority of the subject property is designated as "Business Park / Light Industry" (104.36 acres) with the western most 22.25 acres designated for "Neighborhood Residential One." The applicant is seeking to amend a portion of the "Business Park / Light Industry" area to "Community Commercial" and change the "Neighborhood Residential One" to a mix of "Community Commercial" and "Business Park / Light Industry."

The General Plan states that Business Park / Light Industry is "[m]odern light industrial uses that provide attractive environments for jobs and are compatible with nearby neighborhoods. Light industrial business and technology parks, food processing and wholesaling, advanced manufacturing, and research and development facilities in attractive low impact environment. Employment and economic development opportunities. Range of scales for offices and production and supporting retail for office and surrounding neighborhoods. Job centers to accommodate a wide range of production and distribution activities. Higher intensity industrial will be buffered from other uses with blue/green infrastructure."

The General Plan states that Community Commercial is "[s]mall to

medium sized commercial clusters with a variety of office, retail, and professional services. Residential units may be an accessory use to any of these types of commercial development, but may not be a stand-alone development in these areas. Located near or along major transportation hubs and/or corridors. Serves up to 2.5 mile radius/network."

The Future Land Use Map calls for "Business Park / Light Industry" to the west and east, "Civic Uses / Schools" to the south, "Neighborhood Residential One" to the west and north, as well as "Community Commercial" to the north. The request to add "Community Commercial" along the Tiffany Lane and Pony Express Parkway frontages will provide a buffer between the business park/industrial proposed area and surrounding residential future uses.

The requested land use changes are in line with the requested zoning districts on the property.

REZONE
The Industrial Zone (per EMMC 17.40) is intended to "provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses." Based on the rezone exhibit, this zone would be separated from the proposed CC (commercial) zone by the LMD (Light Manufacturing / Distribution) zone. The Industrial Zone allows for a number of traditional industrial uses such as industrial parks/warehouses, office buildings, and research and development uses. It also provides for a list of conditional uses that require approval of a conditional use permit by the Planning Commission such as gas stations, automobile repair shops, commercial/industrial laundries, recycling facilities, and moving/storage facilities. The proposal requests applying the Sweetwater Industrial Overlay Zone (SIOZ) on the Industrial Zone area. The SIOZ (per EMMC 17.53) is intended to "to provide for and allow industrial and business opportunities that will provide a buffer zone between the wastewater treatment facility and higher end businesses and industrial uses." The city's wastewater treatment facility is located adjacent to this proposed zone. The SIOZ modifies the permitted and conditional uses of the underlying zoning (in this case the Industrial Zone), requires the setbacks of the underlying zoning, and amends the underlying zoning development standards (such as requiring compliance with the City's commercial design standards except that metal may be used as a primary exterior

building material, the front parking lots and driveways must be asphalt but rear parking areas may be gravel).

The property was zoned Industrial in the Eagle Mountain Properties Master Development Plan. The master development agreement for that project has expired, which means any vesting of specific uses for the property is also expired, since the uses were defined as part of the master development agreement. Staff recommends rezoning the property in order to bring it into compliance with the General Plan and establish clear direction for development on the property.

The applicant has requested three types of zoning on the property:

- About 50.14 acres to Industrial with the Sweetwater Industrial Overlay
- About 34.6 acres to CC, and
- About 41.87 acres to LMD.

The Industrial Zone (per EMMC 17.40) is intended to "provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses." Based on the rezone exhibit, this zone would be separated from the proposed CC (commercial) zone by the LMD (Light Manufacturing / Distribution) zone. The Industrial Zone allows for a number of traditional industrial uses such as industrial parks/warehouses, office buildings, and research and development uses. It also provides for a list of conditional uses that require approval of a conditional use permit by the Planning Commission such as gas stations, automobile repair shops, commercial/industrial laundries, recycling facilities, and moving/storage facilities. A large majority of the uses that are permitted or conditional in the Industrial Zone are now permitted or special uses in the LMD Zone.

The proposal requests applying the Sweetwater Industrial Overlay Zone (SIOZ) on the Industrial Zone area. The SIOZ (per EMMC 17.53) is intended to "to provide for and allow industrial and business opportunities that will provide a buffer zone between the wastewater treatment facility and higher end businesses and industrial uses." The city's wastewater treatment facility is located adjacent to this proposed zone. The SIOZ modifies the permitted and conditional

uses of the underlying zoning (in this case the Industrial Zone), requires the setbacks of the underlying zoning, and amends the underlying zoning development standards (such as requiring compliance with the City's commercial design standards except that metal may be used as a primary exterior building material, the front parking lots and driveways must be asphalt but rear parking areas may be gravel). The approval of the SIOZ for Lot 1 included quite a few changes to the permitted and conditional uses.

The CC zone is a commercial zone (per EMMC 17.35) "provides areas of commercial retail, office, and services, located near transportation hubs and major intersections and designed to buffer neighboring residential areas." The proposed location of this zone would create a buffer between the proposed LMD zone and the residential uses to the north, west, and northeast. It would also expand the intended "Community Commercial" area directly to the north.

The LMD zone (per EMMC 17.37) "is for limited retail, research, office, light manufacturing, and warehouse uses. This zone would allow medium distribution centers, light manufacturing, research labs not producing hazardous waste, warehouses with small office areas in the front of the building and outside machinery and product storage attached to a business. These buildings will be required to have professional looking exteriors with landscaping, parking out front with docks and screened storage yards in the back. These types of businesses will be located near major collectors, arterial roads and highways. This zone is generally most appropriate in areas designated as Business Park/Light Industry on the city’s future land use map, but it may also be considered for approval in other areas at the discretion of the approval authority, depending on the surrounding land uses and other circumstances."

ROAD NETWORK
The City's Transportation Master Plan includes a number of primary roads which will service the subject property:

- Tiffany Lane (running along the northern property edge) is a major arterial
- Pony Express Parkway (running along the eastern property edge) is a minor arterial
- 1020 E (running north-south through the center and along the western edge of the property) is a collector

While the exhibits show the other interior roads within the project to be 77-feet wide, they would not need to be built to the collector road standards and instead are proposed at this width to better serve large vehicles and turning into/out of the properties.

REZONE APPROVAL CRITERIA (EMMC 17.90.060)
The following are the approval criteria in the City Code in relation to rezone applications:

(A) Compliance with General Plan.
The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

(B) Compatibility Determination.
The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.

(C) City Services.
The proposed use can be accommodated with public services and will not overburden the city's service capacity.

(D) Traffic Generation.
Traffic generation by the proposed use is within capabilities of streets serving the property.

(E) Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

EMMC 17.90.070 states that "In order to ensure that future development is compatible with surrounding neighborhoods, and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any rezone application approval which restrict or specifically designate the land uses, dwelling unit density, building square footage, lot sizes, or height of structures."

REQUIRED FINDINGS:
Rezone applications are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a rezone application can be found in EMMC 17.90.060.

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission held a public hearing on the requests on March 23, 2021.

The Planning Commission voted unanimously (5-0) to recommend approval of the General Plan amendment for the Sweetwater Industrial Park.

The Planning Commission voted unanimously (5-) to recommend approval of the rezone for the Sweetwater Industrial Park as requested by the applicant with the following conditions applied to the land zoned Industrial with the Sweetwater Industrial Overlay:

- Automobile sales and/or service shall be a permitted use;
- Convenience stores shall be a permitted use;
- Electronic data management businesses shall be a permitted use;
- Laundry and dry-cleaning establishments shall be prohibited;
- Manufactured homes developments shall be prohibited;
- Motels and hotels shall be prohibited;
- Other manufacturing businesses shall be a permitted use; and
- Restaurants and banks (with drive-through service facilities) shall be prohibited.

ATTACHMENTS:

ORD--Amending Future Land Use Map and Rezoning Sweetwater Industrial Park

General Plan Amendment Exhibit

Rezone Exhibit

City Council Meeting Minutes - July 21, 2020

General Plan Future Land Use and Transportation Map

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN AND REZONING CERTAIN LANDS KNOWN AS SWEETWATER INDUSTRIAL PARK.

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use map of the General Plan and rezone certain lands known as Sweetwater Industrial Park, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider amending the Future Land Use map of the General Plan and rezoning certain lands known as Sweetwater Industrial Park.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 20th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of April, 2021.

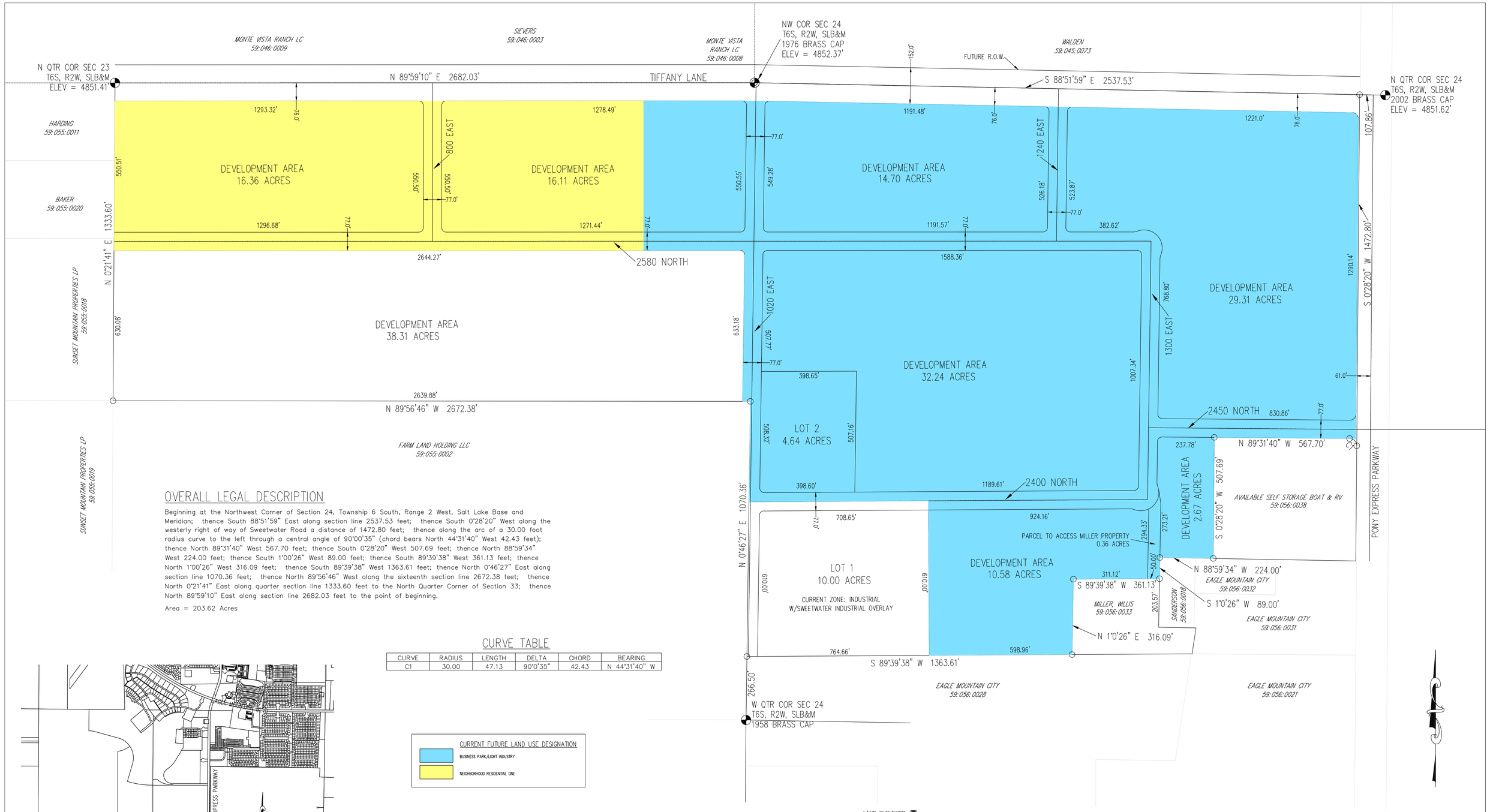
Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A



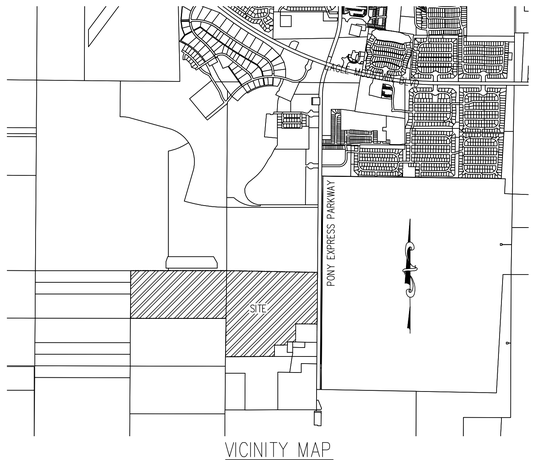
OVERALL LEGAL DESCRIPTION

Beginning at the Northwest Corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 88°51'59" East along section line 2537.53 feet; thence South 0°28'20" West along the westerly right of way of Sweetwater Road a distance of 1472.80 feet; thence along the arc of a 30.00 foot radius curve to the left through a central angle of 90°00'35" (chord bears North 44°31'40" West 42.43 feet); thence North 89°31'40" West 567.70 feet; thence South 0°28'20" West 507.69 feet; thence North 88°59'34" West 224.00 feet; thence South 1°00'26" West 89.00 feet; thence South 89°39'38" West 361.13 feet; thence North 1°00'26" West 316.09 feet; thence South 89°39'38" West 1363.61 feet; thence North 0°46'27" East along section line 1070.36 feet; thence North 89°56'46" West along the sixteenth section line 2672.38 feet; thence North 0°21'41" East along quarter section line 1333.60 feet to the North Quarter Corner of Section 33; thence North 89°59'10" East along section line 2682.03 feet to the point of beginning.

Area = 203.62 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00	47.13	90°0'35"	42.43	N 44°31'40" W



VICINITY MAP

CURRENT FUTURE LAND USE DESIGNATION

BUSINESS PARK/LIGHT INDUSTRY

NEIGHBORHOOD RESIDENTIAL ONE

LAND SURVEYOR:
AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

EXHIBIT A

180 90 0 180 360 540

Scale 1" = 180'

BENCH MARK

NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4852.37'
PSOMAS ELEV AT THIS MONUMENT=4856.02'

REVISIONS

Rev.	Date	Description

Developer/Property Owner:
Mike Wren
Phone: (801) 636-5948

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

SWEETWATER INDUSTRIAL SITE PLAN

EAGLE MOUNTAIN UTAH

CURRENT FUTURE LAND USE DESIGNATION MAP

LOCATED IN SECTIONS 23 & 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Drawn by: G.J.Y.	Scale: 1"=180'
Designed by: G.J.Y.	Date: 03/15/21
Checked by: D.W.P.	1

N QTR COR SEC 23
T6S, R2W, SLB&M
ELEV = 4851.41

N 89°59'10" E 2682.03'

TIFFANY LANE

NW COR SEC 24
T6S, R2W, SLB&M
1976 BRASS CAP
ELEV = 4852.37'

FUTURE R.O.W.

S 88°51'59" E 2537.53'

N QTR COR SEC 24
T6S, R2W, SLB&M
2002 BRASS CAP
ELEV = 4851.62'

MONTE VISTA RANCH LC
59:046:0009

SIEVERS
59:046:0003

MONTE VISTA RANCH LC
59:046:0008

WALDEN
59:045:0073

HARDING
59:055:0011

BAKER
59:055:0020

SUNSET MOUNTAIN PROPERTIES LP
59:055:0018

SUNSET MOUNTAIN PROPERTIES LP
59:055:0019

FARM LAND HOLDING LLC
59:055:0002

AVAILABLE SELF STORAGE BOAT & RV
59:056:0038

EAGLE MOUNTAIN CITY
59:056:0028

EAGLE MOUNTAIN CITY
59:056:0021

EAGLE MOUNTAIN CITY
59:056:0032

EAGLE MOUNTAIN CITY
59:056:0031

MILLER, WILLIS
59:056:0033

SANDERSON
59:056:0018

PONY EXPRESS PARKWAY

800 EAST

1240 EAST

1300 EAST

1020 EAST

2580 NORTH

2450 NORTH

2400 NORTH

DEVELOPMENT AREA
16.36 ACRES

DEVELOPMENT AREA
16.11 ACRES

DEVELOPMENT AREA
14.70 ACRES

DEVELOPMENT AREA
29.31 ACRES

DEVELOPMENT AREA
38.31 ACRES

DEVELOPMENT AREA
32.24 ACRES

DEVELOPMENT AREA
2.67 ACRES

DEVELOPMENT AREA
10.58 ACRES

LOT 1
10.00 ACRES

CURRENT ZONE: INDUSTRIAL
W/SWEETWATER INDUSTRIAL OVERLAY

LOT 2
4.64 ACRES

PARCEL TO ACCESS MILLER PROPERTY
0.36 ACRES

1293.32'
1278.49'
1191.48'
1221.0'
76.0'
107.86'
77.0'
550.51'
550.50'
550.55'
549.28'
526.18'
523.87'
1296.68'
1271.44'
1191.57'
382.62'
1290.14'
1472.80'
S 0°28'20" W
2644.27'
1588.36'
630.08'
633.18'
768.80'
1007.34'
398.65'
508.32'
507.16'
61.0'
2639.88'
N 89°56'46" W 2672.38'
830.86'
N 89°31'40" W 567.70'
237.78'
507.69'
S 0°28'20" W
1189.61'
398.60'
708.65'
924.16'
273.21'
294.33'
50.00'
311.12'
S 89°39'38" W 361.13'
N 88°59'34" W 224.00'
S 1°0'26" W 89.00'
N 1°0'26" E 316.09'
764.66'
598.96'
S 89°39'38" W 1363.61'
N 0°46'27" E 1070.36'
619.00'
266.50'
W QTR COR SEC 24
T6S, R2W, SLB&M
1958 BRASS CAP

N 0°21'41" E 1333.60'

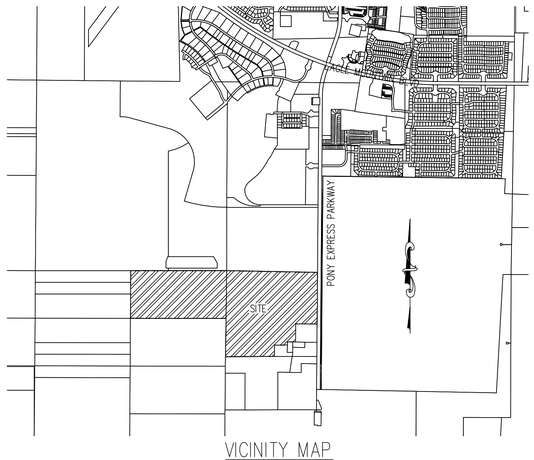
OVERALL LEGAL DESCRIPTION

Beginning at the Northwest Corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 88°51'59" East along section line 2537.53 feet; thence South 0°28'20" West along the westerly right of way of Sweetwater Road a distance of 1472.80 feet; thence along the arc of a 30.00 foot radius curve to the left through a central angle of 90°00'35" (chord bears North 44°31'40" West 42.43 feet); thence North 89°31'40" West 567.70 feet; thence South 0°28'20" West 507.69 feet; thence North 88°59'34" West 224.00 feet; thence South 1°00'26" West 89.00 feet; thence South 89°39'38" West 361.13 feet; thence North 1°00'26" West 316.09 feet; thence South 89°39'38" West 1363.61 feet; thence North 0°46'27" East along section line 1070.36 feet; thence North 89°56'46" West along the sixteenth section line 2672.38 feet; thence North 0°21'41" East along quarter section line 1333.60 feet to the North Quarter Corner of Section 33; thence North 89°59'10" East along section line 2682.03 feet to the point of beginning.

Area = 203.62 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00	47.13	90°0'35"	42.43	N 44°31'40" W



VICINITY MAP

PROPOSED GENERAL PLAN LAND USE

BUSINESS PARK/LIGHT INDUSTRY

CC - COMMUNITY COMMERCIAL

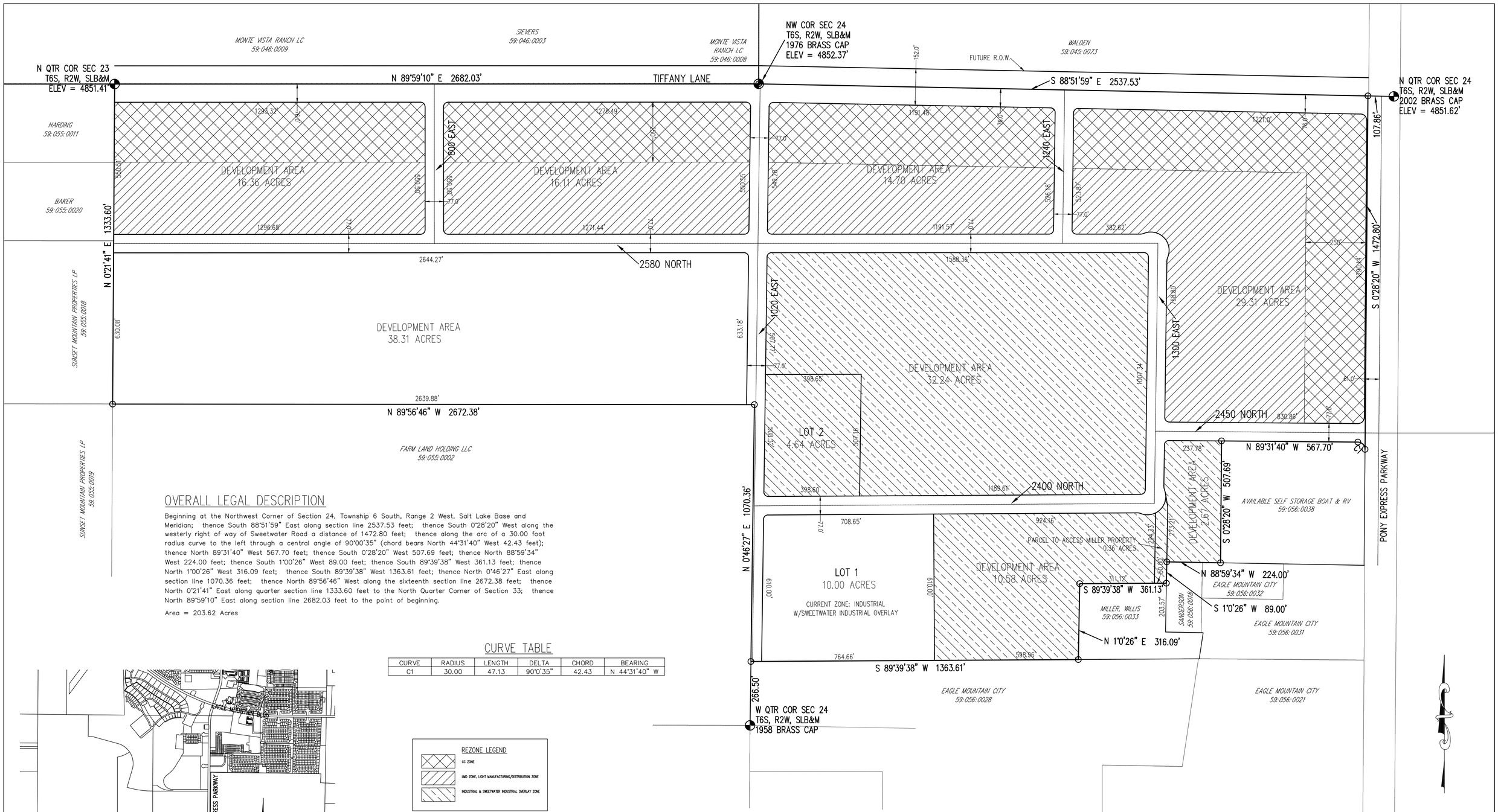
LAND SURVEYOR:
ZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

EXHIBIT B

180 90 0 180 360 540

Scale 1" = 180'

BENCH MARK	REVISIONS			Developer/Property Owner:	SWEETWATER INDUSTRIAL SITE PLAN		
NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4852.37' PSOMAS ELEV AT THIS MONUMENT=4856.02'	Rev.	Date	Description	Mike Wren Phone: (801) 636-5948	EAGLE MOUNTAIN		UTAH
				EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511	Drawn by: G.J.Y. Designed by: G.J.Y. Checked by: D.W.P.	PROPOSED GENERAL PLAN REZONE LAND USE MAP LOCATED IN SECTIONS 23 & 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M	Scale: 1"=180' Date: 03/15/21 1



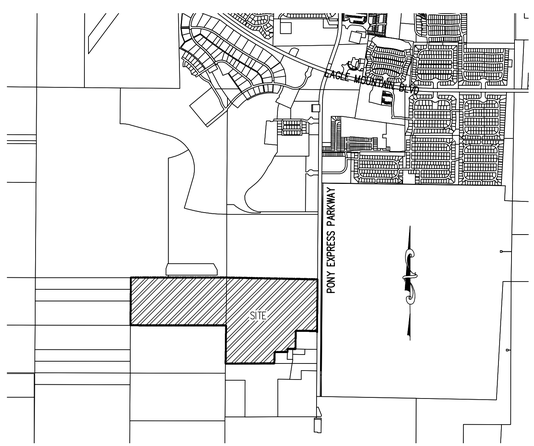
OVERALL LEGAL DESCRIPTION

Beginning at the Northwest Corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 88°51'59" East along section line 2537.53 feet; thence South 0°28'20" West along the westerly right of way of Sweetwater Road a distance of 1472.80 feet; thence along the arc of a 30.00 foot radius curve to the left through a central angle of 90°00'35" (chord bears North 44°31'40" West 42.43 feet); thence North 89°31'40" West 567.70 feet; thence South 0°28'20" West 507.69 feet; thence North 88°59'34" West 224.00 feet; thence South 1°00'26" West 89.00 feet; thence South 89°39'38" West 361.13 feet; thence North 1°00'26" West 316.09 feet; thence South 89°39'38" West 1363.61 feet; thence North 0°46'27" East along section line 1070.36 feet; thence North 89°56'46" West along the sixteenth section line 2672.38 feet; thence North 0°21'41" East along quarter section line 1333.60 feet to the North Quarter Corner of Section 33; thence North 89°59'10" East along section line 2682.03 feet to the point of beginning.

Area = 203.62 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	30.00	47.13	90°0'35"	42.43	N 44°31'40" W



VICINITY MAP

REZONE LEGEND

- CC ZONE
- LMD ZONE, LIGHT MANUFACTURING/DISTRIBUTION ZONE
- INDUSTRIAL & SWEETWATER INDUSTRIAL OVERLAY ZONE

GENERAL NOTES

1. ON-SITE DETENTION WILL NEED TO BE PROVIDED ON EACH LOT.
2. FOLLOW RULE 309-511 REGARDING HYDRAULIC MODELING REQUIREMENTS.
3. ROADS TO MATCH COLLECTOR ROADWAY SECTION.
4. LANDSCAPING ALONG TIFFANY LANE IS TO BE INSTALLED AND MAINTAINED BY PROPERTY OWNERS.

BENCH MARK

NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4852.37'
PSOMAS ELEV AT THIS MONUMENT=4856.02'

REVISIONS

Rev.	Date	Description
1	03/15/21	REVISED PER CITY COMMENTS

Developer/Property Owner:
Mike Wren
Phone: (801) 636-5948

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

EXHIBIT C

180 90 0 180 360 540
Scale 1" = 180'

SWEETWATER INDUSTRIAL SITE PLAN

EAGLE MOUNTAIN UTAH

REZONE MAP

LOCATED IN SECTIONS 23 & 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Drawn by: G.J.Y.	Scale: 1"=180'
Designed by: G.J.Y.	Date: 01/25/21
Checked by: D.W.P.	1

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

July 21, 2020, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – ELECTRONIC MEETING VIA LIFESIZE

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

1. CITY ADMINISTRATOR INFORMATION ITEMS

Mayor Westmoreland called the work session to order at 4:05 p.m.

2. AGENDA REVIEW

9. BOND RELEASES

9.A. Evans Ranch Plat F-1 - Out of Warranty

Councilmember Curtis stated the landscaping along Golden Eagle Road has not been completed and verified the landscaping is included in a separate bond.

City Engineer Chris Trusty stated staff was aware of the uncompleted landscaping.

Councilmember Clark verified the sidewalk damage repairs in this area have been completed.

12. ORDINANCES/PUBLIC HEARINGS

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2020-2021 Budget.

Assistant Administrator/Finance Director Paul Jerome presented the item. The General Fund increases include $35,000 for human resources management software, which will lead to an overall reduction in spending due to automating human resources processes and payroll restructuring. The

original budget included $30,000 for a partial year of the Accela Land Management software; the increase of $20,000 covers the full annual expense and user licenses and represents a timing reallocation of funds rather than an increase in the overall budget resulting in implementation savings.

The Enterprise Fund increases represent transfers from the Impact Fee Funds to the Enterprise Funds in the amount of $3,000,000 for a sewer plant expansion, $4,000,000 for the water/sewer building, and $13,000,000 Central Water Project (CWP) advance water share purchase. The sewer project will be funded through already budgeted impact fees and the budgeted amount includes infrastructure expansion and employee salaries. The City receives a 2.5 percent discount for purchasing two future years' worth of water shares in advance resulting in a $500,000 savings, which is a greater value than the interest the money would earn if retained in the water fund until needed. The CWP water shares are funded through developer advanced water rights purchases.

12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Assistant Administrator/Community Development Director Steve Mumford presented the item. The proposed project is located on approximately 39 acres at the northwest corner of Pony Express Parkway and Eagle Mountain Boulevard, and the property was zoned Commercial C-2 in the Eagle Mountain Properties Master Development Plan. The original master development agreement and the vesting of specific uses have expired.

The applicant has submitted a rezone request for the Commercial Community, Multifamily 1 (MF1), and Multifamily 2 (MF2) zones. The request considered by the Planning Commission on June 9, 2020 was to rezone the property to Commercial Community and MF2. The applicant has modified the proposal to change approximately 4.4 acres of the multifamily area to MF1. The concept master site plan includes a road connection on Raven Way and reduces the size of the multi-family areas from 11 acres to 9 acres.

Mr. Mumford stated that staff is drafting an open space zone, which may be appropriate for some of the City-owned areas in this project. The City-owned, stormwater retention area has been designed and intended for water runoff retention from the surrounding areas.

City Engineer Chris Trusty stated he understood the land had been dedicated to the City for that purpose prior to his tenure with the City. Mr. Mumford explained the area has always been intended for water retention, rather than park space.

Councilmember Gray expressed concerns regarding the detention area counting as open space, City compensation for providing water retention for the properties, and the ownership and maintenance of the stormwater parcel.

Mr. Mumford expressed favor for allowing the property to be used for water retention and said it will be beneficial to the City, as the area had been designed to retain the water for multiple developments and the City did not expect compensation from the developer. He explained the

developer will not receive open space credit for improvement of the land or compensation from the City for the property.

Councilmember Gray expressed concern that the City was providing a service to the developer without compensation, due to developers usually being responsible to provide water retention for their properties.

City Recorder Fionnuala Kofoed explained the area had been deeded to the City when the Eagle Park subdivision was recorded. Mr. Mumford clarified all of the properties benefitting from the stormwater parcel were originally owned by the same landowner/developer, and the land had been deeded to the City to serve as water retention for all of the original landowner's surrounding properties; thus, no additional compensation was necessary.

Ms. Kofoed explained the developer planned for a commercial development with a grocery store anchor to begin construction in 1998; although the development has been significantly delayed, the intent and purpose for the land, including the drainage, has not changed.

Mr. Mumford resumed his presentation of the item. The General Plan land use designation is Community Commercial, and the requested zones are consistent with this designation. The proposed use is reasonably compatible with adjacent land uses, can be accommodated with public services, will not overburden the City's service capacity, and is not expected to have a significant negative impact on surrounding property values. The traffic generated by the proposed use is within the capabilities of the streets serving the property.

For informational and comparative purposes, Mr. Mumford presented examples of other multi-family communities within the City. Willow Springs contains 300 units on 17.2 acres with a density of 17 units per acre, The Cove at Rock Creek contains 84 units on 6 acres with a density of 14 units per acre, Village at Porter's Crossing contains 94 units on 6 acres with a density of 15 units per acre, Trailhead Townhomes contains 65 units on 5.15 acres with a density of 12.5 units per acre, and Evans Ranch Townhomes contains 110 units on 9.2 acres with a density of 12 units per acre.

During the public hearing at the Planning Commission meeting on June 9, 2020, residents expressed concerns regarding the development of multifamily housing in the area increasing traffic but were in favor of the commercial development. The Planning Commission expressed concerns related to the proposed density of the multifamily area and a desire to connect a road to the neighborhood to the northwest and discussed whether a multifamily area would be feasible for commercial use in the future. The Planning Commission voted 4 to 0 (one Commissioner was absent from the meeting) to recommend approval to the City Council to rezone the entire project to Community Commercial.

Mr. Mumford stated the City Council could make the rezone approval contingent upon the approval of a development agreement including specific density limitations and timing requirements of the development of the anchor grocery store prior to the residential development.

Applicant representative Bill Gaskill stated his willingness to delay the residential development until after the opening of the anchor grocery store. He expressed concern that the approval process will prevent the grocery store from beginning construction as soon as desired and stated he would like to begin the commercial development as soon as possible. He said the originally proposed residential density for the project was 12.2 townhome units per acre with approximately 115 total units. Discussions during the previous meeting caused him to reevaluate the design. He moved the retention pond to improve road connectivity and maximize the developable commercial acreage; however, the area behind the grocery store is not viable for commercial development. He included the maximum density count available in accordance with the density standards allowed per the new residential MF1 and MF2 zones; however, he plans to develop townhomes and not utilize the maximum allowable density.

Councilmember Curtis requested clarification regarding the total desired density and purpose for requesting the MF2 zone, as townhomes are permitted in MF1.

Mr. Gaskill explained the MF1 zone permits up to 10 units per acre and the MF2 zone permits up to 20 units per acre. He estimates a density of 14 to 15 units per acre for the project.

Councilmember Curtis expressed concern regarding allowing high-density housing without knowing specifics regarding unit counts and stated his disfavor for high-density townhome projects.

Mr. Gaskill explained he had not included a site plan due to the residential project being delayed until the construction of the grocery store and the potential need for a redesign due to changes in project needs or design trends. He expressed a willingness to delay the approval of the number of units until site plan approval.

Councilmember Curtis stated his preference to rezone the entire area to Community Commercial with the possibility of rezoning a portion of the property to a residential zone in the future, once the density and site plan are available. This preference is due to the fact that the project has already undergone a 22-year delay, as well as previous issues with other unfinished commercial properties in the City.

Councilmember Burnham requested information regarding the applicant's plan for lot size buffering.

Mr. Gaskill said a masonry fence would be installed between the commercial and residential developments and stated willingness to adhere to City buffering and setback requirements.

Councilmember Burnham discussed the possibility of allowing multifamily residential units in the area as an appropriate use; however, she expressed hesitancy that permitting too much density in the area may increase traffic; mechanisms should be included in the approval to limit density.

Mr. Gaskill expressed willingness to design the site plan following the unit density desired by the Council.

Councilmember Love stated favor for the commercial development, roads, and trails, but expressed reluctance to approve the MF2 zone as she does not feel it is appropriate for the area.

Mr. Gaskill stated he believes the MF2 zone would be appropriate for the area per Municipal Code standards and the Future Land Use Map designations.

Councilmember Clark requested staff assistance to create a legal protection of City interest in allowing mixed residential and commercial areas. She expressed favor to rezone the entire area to Community Commercial to allow the commercial development to move forward and rezone a portion of the property to residential once a site plan is available. She concurred with concerns regarding permitting the residential development to be completed before the commercial, due to previous issues with past developments within the City.

City Attorney Jeremy Cook explained timing requirements that could be included in the development agreement to condition the approval of the residential development upon the completion of the commercial development.

Discussion ensued clarifying traffic patterns and the trail system within the development.

Councilmember Gray expressed concern that the road between the proposed MF1 and MF2 residential developments, connecting Eagle Mountain Boulevard and Pony Express Parkway, will be insufficient to support the commercial development, existing residents, and the maximum allowed density of 130 units on 9 acres.

Mr. Mumford stated that the maximum allowable density is 134 units, and explained the applicant added the road connecting Eagle Mountain Boulevard and Pony Express Parkway due to traffic flow concerns expressed by the Planning Commission. He said he believes the road is planned to be a 53-foot public right-of-way. He explained the traffic redesign addressed concerns regarding increasing through-traffic to existing neighborhoods. His preference is to install the road along the stormwater parcel connecting Raven Way to the road between the MF1 and MF2 residential developments, as long as the multifamily units do not front on or have direct access to the potential roadway.

Discussion ensued regarding traffic safety and parking concerns within the City near multifamily housing, potential solutions to mitigate traffic safety concerns for this project, and the appropriate number of units desired for the project.

Councilmember Clark expressed concern regarding buffering and hesitancy to rezone commercial property to residential based upon current City demographics. She does not want to forfeit future commercial development due to the limited amount of commercial space available in this area of the City.

Councilmember Love verified that traffic concerns are typically addressed during a master site plan approval and did not need to be resolved during the approval of a rezone application.

Councilmember Gray clarified his purpose for noting road connectivity concerns was due to the potential traffic impact of the requested density and stated his preference for condominium/apartment units with augmented open space over townhomes with minimal, unimproved open space used as a buffer. Mr. Mumford stated the Council may request additional open space or specify open space improvement requirements within townhome developments.

Councilmember Burnham stated the adjacent subdivision included a trail and park system that was not completed due to the developer's bankruptcy and suggested the completion of the trail system could be counted towards open space credit for this project.

Councilmember Curtis stated due to residential tier system standards, the City has an abundance 8- and 12-unit townhomes, and a lack of twin home and fourplex units.

Mr. Gaskill stated he is limited by the depth of the property; due to recent market trends, the grocery store will be smaller than expected and will not fully utilize the property depth. He stated he is unaware of an effective manner to commercially develop the rear of the property, due to the shape of the property and limited roadway frontage. He does not have sufficient funds to fully develop the property as commercial and desires to reach a compromise that allows him to develop the entire property. He will be unable to move forward with the commercial development, should the residential rezone be denied.

Councilmember Clark inquired if the property could include both single-family and multifamily zoning with a timing requirement to ensure the completion of the commercial development.

Mr. Gaskill stated his willingness to adhere to a timing requirement for the commercial development or opening of the grocery store, if the agreement was not subject to changes by a future Council. Single-family units would be difficult to develop, due to financial and frontage concerns. He requested the approval of density on the interior of the property and stated the shape and size of the land parcels will not allow for the maximum MF2 density and expressed his willingness to adopt creative solutions to address Council and community concerns.

Councilmember Curtis expressed concern that should the City Council approve the residential rezone, future amendments could negate the existing Council's conditions of approval. He recommended approving a rezone to Community Commercial only, or approving a rezone to commercial and residential uses with a condition that the residential area will be rezoned once the commercial development is completed.

Mr. Cook recommended tabling the item to draft a development agreement that includes the specific criteria and conditions desired by the City Council, such as density limits, road width requirements, and trail connectivity; this is preferable to a timing requirement, which would not address all of the Council's concerns. He stated future amendment requests can be denied, regardless of what is approved at this juncture.

Discussion ensued regarding potential language to include in the development agreement and possible housing types such as mixed-use or cottages.

Councilmember Burnham stated residents in the area want a grocery store and advocated for a compromise to mitigate resident and Council concerns with high-density housing, to permit the project to move forward.

Mr. Mumford presented acreage statistical information regarding other commercial and high-density housing areas for comparison and context to the proposed 29 acres of commercial development for this project; the commercial development in Saratoga Springs south of Crossroads Boulevard and west Redwood Road is 22 acres, the commercial development in Saratoga Springs north of Crossroads Boulevard and west of Redwood Road is 23 acres, and the commercial development in Eagle Mountain north of Pony Express Parkway and east of Porter's Crossing Parkway is 16 acres. He explained this project, due to its location, will not draw as much traffic and patronage as the areas in Saratoga Springs.

12.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Designating Certain Areas of the Sweetwater Industrial Park Under the Sweetwater Industrial Overlay Zone.

Mr. Mumford presented the item. The application requests the Sweetwater Industrial Overlay Zone for the majority of the 201-acre property, excluding the portions along Pony Express Parkway and Tiffany Lane. The Sweetwater Industrial Overlay Zone was created in 2015 as an alternative to an applicant-proposed development agreement. The property had been previously zoned Industrial in the Eagle Mountain Properties Master Development Plan; that agreement and the accompanying vesting for specific uses have expired. Most of the property is currently designated as Business Park/Light Industry on the General Plan's Future Land Use Map, except for the northwestern area that is designated Neighborhood Residential. The Sweetwater Industrial Overlay Zone contains a separate land use table. The approval criteria for the overlay include compliance with the General Plan, compatibility, City services, traffic generation, and property value considerations.

During the June 9, 2020, Planning Commission meeting, the Commissioners expressed concerns regarding the area of the proposed overlay, permitted and conditional uses within the overlay, the desire to rezone the area to the Light Manufacturing/Distribution (LMD) Zone, the applicant's plan for commercial use on the north end of the project, the sunset clause on the rezone of the overlay, the need to amend the overlay zone, and the desire to encourage businesses to develop in this area of the City. Mr. Mumford explained the LMD Zone was approved in June. The Planning Commission recommended approval with a vote of 4 to 0 (a Commissioner was absent from the meeting) of the Sweetwater Industrial Overly Zone on lot 1, lot 2, the 32.32-acre development area, the 10.28-acre development area, and the 2.67-acre development area.

Mr. Mumford expressed concern regarding the possibility to rezone the property to the LMD Zone because the desired use for the property is currently a prohibited use in the LMD Zone until standards are created; as a result, an LMD rezone for the property will delay development. He suggested options to rezone the application that will permit the project to move forward without additional delays and verified staff recommendations for the City Council to approve the Sweetwater Industrial Zone overlay for Lot 1 of the project.

Councilmember Curtis inquired if the City Council could rezone the property to the LMD Zone and approve satellite communications as a permitted use.

Mr. Cook recommended granting the overlay zone for Lot 1 and approving the LMD rezone for the remainder of the property at a future meeting, after Municipal Code standards have been updated to include the zone, if amenable to the applicant. Mr. Cook expressed concern regarding approving a zone not requested in an application due to public notification requirements and potential resident concerns.

Councilmember Love expressed concerns regarding aesthetics of metal buildings and advocated for higher industrial design standards than those allowed in the Sweetwater Industrial Overlay Zone.

Councilmember Curtis concurred with Councilmember Love regarding the reduced standards permitted in the Sweetwater Industrial Overlay Zone. He asked what the zone designation of the remainder of the property would be, should the Council only approve the overlay for Lot 1. Mr. Cook stated the City could determine to rezone the property to the LMD Zone at a future meeting; the master development plan with zoning has expired.

Mr. Mumford noted the options presented by the Councilmembers have not been discussed with the applicant, who has not had the opportunity to review the newly created LMD Zone.

Applicant representative Scot Hazard stated as the LMD Zone is not currently available on the City website, he has been unable to review the permitted uses to determine if the zone would meet his needs or be desirable. He said the property is located next to a sewer treatment plant that is unlikely to be relocated or attract higher standard uses due to the accompanying odors. He explained the request for the Sweetwater Industrial Overlay Zone is due to the desire for the reduced standards and increasing those standards to prohibit metal buildings would be cost preventative for the project. He stated LBiSat has a sensitive timeline due to contractual deadlines and a delay in approval could cancel the project. From a developer's viewpoint, unclear uses and standards place impediments to City development, and the area is not likely to attract high-end users. He stated his willingness to condition the rezone to the site plan approval.

Discussion ensued regarding desired design standards and aesthetics of metal buildings.

Mr. Hazard noted that City standards permit metal outbuildings in residential areas and expressed confusion that similar structures may be prohibited in industrial areas.

Councilmember Love clarified she does not have concerns regarding the elevations for LBiSat, but is concerned the area may attracting only metal building developments.

Councilmember Curtis clarified he approves of the Sweetwater Industrial Overlay Zone for this project; however, he has concerns regarding approving the overlay for the entire area.

Mr. Hazard stated he desires zoning with reduced standards for all of the property, except the areas fronting along major roadways; these areas will provide buffering and screening for the interior industrial uses.

12.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.50 Lot Line Adjustments and Chapter 16.55 Plat Amendments.

Mr. Mumford presented the item and explained the minor amendments to Municipal Code include a requirement to provide a Mylar and permit staff to approve minor lot line adjustments to simplify the process and save time. He stated the requirement will only slightly increase the cost to applicants while being of great benefit to staff and the City.

13. MOTION

13.A. MASTER SITE PLAN AND PRELIMINARY PLAT – Sweetwater Industrial Park

Mr. Mumford stated this item is the master site plan and preliminary plat for the Sweetwater Industrial Park project presented with the overlay rezone request. He explained that Municipal Code allows for an industrial preliminary plat to serve as master site plans and allows staff to approve final plats. The Planning Commission and City Council will still approve the site plans for each lot. The Planning Commission recommended approval 4 to 1 and the nay vote was due to concerns regarding the removal of landscaping medians along the major roadways.

Councilmember Curtis inquired regarding potential ramifications should the City Council approve the master site plan and deny the Sweetwater Industrial Overlay rezone. Mr. Cook clarified the master site plan is not contingent upon the rezone.

Councilmember Gray stated less-desirable uses, discussed during the rezone application, vary from one person to another. Discussion ensued regarding less-desirable uses.

Councilmember Curtis reiterated his concerns regarding the Sweetwater Industrial Overlay Zone.

14. MOTION

14.A. SITE PLAN – LBISat

Mr. Mumford presented the item for a proposed satellite communication facility located on 10 acres in the Sweetwater Industrial Park with the intention of being under the Sweetwater Industrial Overlay Zone, which includes communication facilities and towers as a permitted use. The final approval of this site plan is contingent upon the approval of the rezone. The applicant provided revised renderings with the addition of colored banding and windows to address concerns expressed by the Planning Commission and no outdoor storage requiring screening was planned for the site. He explained that the industrial zone includes commercial design standards that are highly encouraged but not required.

The Planning Commission recommended approval to the City Council with the following conditions: the applicant shall submit a lighting plan that complies with the dark sky outdoor lighting standards; the west side and the front of the building shall include more articulation and an increased mixture of materials, the final site plan approval is contingent on the approval of the Sweetwater Industrial Overlay Zone rezone, all signage will require a sign application and permit, and the trash enclosure shall be screened from the public street and designed with the same architectural materials as the building.

Councilmember Gray verified that the chain link fence met standards for industrial areas and inquired if the roads adjacent to the property are considered major roadways that require increased standards.

Mr. Mumford stated the City Council may require other fencing for screening purposes, otherwise chain link without vinyl slats is permitted. The City is installing a collector road along the western frontage; however, industrial areas have reduced fencing standards and the standards cited only apply to residential areas.

Mayor Westmoreland verified the style of fencing requested was due to security concerns.

Discussion ensued regarding fencing standards, proposed fencing standard updates, and fencing requirement variance along major roadways in residential, commercial, and industrial areas.

Mr. Hazard explained the requested chain link fencing with barbed wire is due to security standard requirements and other possible fencing materials to satisfy the security requirements is cost-prohibitive.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The meeting was adjourned at 6:36 p.m.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:08 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City will host a free firework display for the public on Friday, July 24, 2020. Fireworks will be launched near Wride Memorial Park. Parking is available at Frontier Middle School, Cedar Valley High School, and Wride Park. Please do not park in brush areas due to wildfire danger or on Pony Express Parkway. Please do not gather outside of vehicles at the park. The display will start at 10:00 p.m. and last for 20 minutes. Fireworks restrictions are in place in many areas of Eagle Mountain City. To access details and the restrictions map, please visit the city website, news section.

- The City offices and library will be closed Friday, July 24, 2020, in observance of the Pioneer Day holiday.

- The annual Eagle Mountain Resident Satisfaction Survey is available until July 31, 2020. Take the survey via the link on the City website, home page banner.

- Congratulations to Sydney Glass, Miss Eagle Mountain 2020; Olivia Huish, Eagle Mountain's Outstanding Teen 2020; and Brenda Van Wagoner, Eagle Mountain Woman of the Year.

- To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:12 p.m.

Resident Zac Huish requested an alternative exit route and increased connectivity for the Sage Valley neighborhood due to safety concerns during emergencies and road closures. The previous alternate route, Airport Road, is now a private road. He also asked for benches or other seating to be installed at Sage Valley Park.

Councilmember Clark requested that staff research Airport Road being taken as a private road, as she believed it had previously been maintained by the county and has been used for public use.

Councilmember Gray stated staff and the City Council are aware of the issues concerning Airport Road and remedying concerns is a priority. He suggested a prescriptive easement may apply to Airport Road to permit public access. He expressed appreciation for the use of parks by residents

and requested that Parks and Recreation Director Brad Hickman explore options to fund the installation of benches at Sage Valley Park.

Administrative Assistant/Community Director Steve Mumford stated Airport Road was ranked last during the project idea stage with Mountainland Association of Governments (MAG) and due to the unlikelihood of the project being selected, it had not been included in the next funding selection stage in order to give priority to and increase the likelihood of obtaining funding for the expansion of Pony Express Parkway. The next round of MAG funding will be in a year and a half. The City can explore other funding options to expedite the project if desired.

Discussion ensued regarding funding options and opportunities for Airport Road improvement.

Assistant Administrator/Finance Director Paul Jerome stated the "regionally significant" factor may reduce the likelihood of receiving MAG funding for Airport Road and impact fees may need to be used to partially or fully fund projects like Airport Road and Eagle Mountain Boulevard installations or expansions.

Mayor Westmoreland closed the public comment at 7:23 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham
Councilmember Burnham thanked Mr. Huish for his comments and expressed appreciation for resident participation.

Councilmember Clark
Councilmember Clark expressed appreciation for Mr. Huish and thanked staff for their efforts during challenging circumstances.

Councilmember Love
Councilmember Love encouraged Eagle Mountain residents to follow firework safety guidelines to prevent fires and injury and to follow COVID-19 prevention and safety guidelines.

Councilmember Gray
Councilmember Gray thanked Mr. Huish for his email comments and public statement and expressed his willingness to respond to resident concerns. He congratulated the rodeo pageant participants, past and present, and other award winners and thanked first responders for their efforts to keep residents safe.

Councilmember Curtis
Councilmember Curtis advocated for residents to employ kindness and courtesy in their interactions, even when their opinion or beliefs differ regarding pandemic response and prevention. He stated his appreciation of and desire for unity within the community.

Mayor Westmoreland

Mayor Westmoreland expressed appreciation for the Councilmembers' comments and echoed the desire for residents to treat each other with kindness. He recognized the United Fire Authority (UFA) and the Utah County Sheriff's Office for their involvement and leadership when responding to fires in Eagle Mountain and surrounding areas. He appreciated UFA's ability to authorize air support and to quickly acquire and deploy other resources.

CONSENT AGENDA

9. BOND RELEASES

10. CHANGE ORDERS

    10.A. Digital Sign Change Order #1 – Yesco

11. MINUTES

    11.A. July 7, 2020 – Appeals Board Meeting

    11.B. July 7, 2020 – Regular City Council Meeting

MOTION: ***Councilmember Curtis moved to approve the consent agenda. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

    12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2020-2021 Budget.

Mr. Jerome reviewed the details presented during work session.

Councilmember Curtis requested clarification regarding the approval of the human resource software budget amendment.

Mr. Jerome explained when the budget amendment was added to the agenda, he believed the software contract was scheduled for this meeting. He was later informed the contract is still undergoing legal review, which delayed the inclusion of the item on the agenda for this meeting. Where the budget amount and basic terms of the contract are known by the City Council and staff desires to move forward with the project due to the myriad benefits of the software to employees, Mr. Jerome determined to retain the item in the budget amendment. He cited examples of the inclusion of items in the overall budgeting process before the finalization of contracts.

Ms. Kofoed explained the contract would usually not require Council approval since it was under $40,000; however, the item was brought forward because it had not been budgeted. She stated the contract does not need to return to the City Council for approval, but the Council may request to see it, if desired.

Councilmember Curtis inquired regarding the term of the contract. City Attorney Jeremy Cook verified the term of the contract is one year.

Mayor Westmoreland opened the public hearing at 7:42 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Curtis moved to approve an Ordinance of Eagle Mountain City, Utah, approving the First Amendment to the Fiscal Year 2020-2021 Budget. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Councilmember Gray suggested reviewing the rezone once a site plan returns to the City Council.

Councilmember Clark stated that the council had discussed the possibility of a rezone with a commercial trigger and polled her fellow council members to see if they were willing to consider changing the requested residential to RC and MF1 to reduce density from what was requested by the applicant. Discussion ensued. She expressed concern regarding the difficulty in visualizing the density without a site plan.

Councilmember Burnham stated her preference to require a maximum unit number rather than a density limitation to allow some product type flexibility for the developer; however, she was unsure of the desired unit number to require.

Councilmember Love expressed her willingness to support either method to reduce the maximum allowable density and discussed number unit projections per the various zone density standards.

Councilmember Curtis expressed concern regarding requiring a number of units due to the potential for the geographical limitations of the property requiring setback and lot sizing adjustments to achieve the maximum number of permitted units. He advocated for stipulating a unit number and the desired zone designation.

Discussion ensued regarding the preferred zone designation, unit number limitations and product design standards permitted in the multifamily zones, commercial development completion triggers prior to permitting residential development, concerns reducing the density with zoning through limiting the number of units may result in a reduction in open space, concern regarding the high

density allowed in the Multifamily 2 (MF2) Zone, and concern the applicant will maximize the allowable density permitted in the zone designation.

Mr. Cook stated a master development agreement (MDA) is necessary to include a developmental trigger requirement and requested direction to ensure the elements that are desired by the Council are included in the agreement.

The City Council directed staff to include a development trigger requirement, zone designation, maximum number of units, and an expiration date in the MDA. Mr. Cook recommended the inclusion of additional details in the development agreement such as conditioning housing types by location, if desired by the Council.

Councilmember Clark and Burnham recommended making the rezone approval contingent upon an approved MDA. Councilmember Burnham advocated for balancing the responsibility of the Council to ensure amenable terms in the contract with consideration of time constraints in order to move the project forward within the preferred construction window of the anchor grocery store.

Discussion ensued regarding average and maximum zone density allowances in relation to lot size requirements.

Councilmember Gray expressed concerns that the applicant may not be amenable to the terms desired by the Council. Discussion ensued regarding options to balance City and developer needs.

Councilmember Curtis expressed his preference to approve rezone and site plan applications independently.

Councilmember Clark asked if the rezone approval could be contingent upon the approval of the MDA and the site plan. Mr. Cook stated the MDA could include examples of housing substantially similar to the product desired by the Council.

Discussion ensued regarding product types permitted in the zone, desired and undesirable product types, and maximum density allowance.

Councilmember Gray expressed concern regarding the undeveloped land along the northern edge of the property. Councilmember Burnham stated the forty-foot wide buffer had been intended for trail and open space by the original developer. Mr. Mumford clarified the property is City-owned and the City could require the development of the land as part of the open space improvements.

The Councilmembers debated concerns regarding zone designation preferences in relation to maximum density and desired product types, and the potential for density transfer should a portion of the property be sold or donated. Councilmember Burnham recommended including a provision to prohibit density transfers in the MDA.

Applicant representative Bill Gaskill stated his preference to return to Council with a site plan and stated he cannot move forward with the commercial projects until an agreement is reached regarding the residential properties. He expressed his desire to produce a plan amenable to all

parties and concurred a master site plan would be beneficial. He reiterated that the Planning Commission had tabled the master site plan until the City Council approved the rezone application and requested direction on how to best move forward, due to the City Council requesting to see the master site plan before approving the rezone application.

Mayor Westmoreland opened the public hearing at 8:24 p.m. The following public comments were submitted via email and were read during the meeting.

Verle Patterson: "Looking at the Master Site Plan I see a retail/commercial plot east of the Autumn Ridge Subdivision north of PAD "L" Tire store. Between plots 23 and 24 there is a City easement for drainage that runs directly into the proposed parking lots for the said Retail/commercial plot. It was my understanding that this easement was also to be used as an access to the trail system and access to future developments to the east. The Master site plan does not address this access. I am especially concerned because I own the plot directly north of this easement #24."

Mr. Gaskill stated he had been unaware the area was a trail easement until informed by staff. He stated he intended to preserve a storm drain line under the area and expressed his willingness to install a trail on the easement and connect the trail to the trail system. Mayor Westmoreland directed staff to include the trail installation with the master site plan and preliminary plat to be reviewed by the Planning Commission.

Kathy Bitter "The City currently has the parcel listed as Commercial. To hold to an expired MDA is not only wrong, it will cause problems in the future. With many other properties as well. Please respect the City and recognize that the rezone is required, not simply requested. I live in the Eagle Park subdivision, just north of the parcel. While having commercial close to home may be nice, I think having Multi-Family housing, especially of the listed densities, is a bad move. Our homes on Osprey have a field behind them. To develop is expected, but putting in 40 units is too much. Please keep the MF1 portion as single family homes, not high density. The MF2 portion is also too dense for our area. Adding approximately 80 more units in 4 acres, who will be using our streets for travel access, school access, park access, etc. will put a burden on the homes that live on the thoroughfares, like me. I think a gradual shift is warranted, but our homes are .2-.3 acre lots. If the MF1 area is made single family homes, with smaller lots, then the MF2 area, with the divider road is made MF1, with a limit to townhomes, not 3 story condos, it would be a nice shift, provide some residential, and create a buffer to the commercial areas."

Mayor Westmoreland closed the public hearing at 8:30 p.m.

Mr. Gaskill stated his preference to return to the City Council with a site plan rather than agreeing to rezone to a zone that will limit the product type for the development.

Mr. Mumford expressed concern regarding the recommendation for the applicant to return with a site plan prior to the City Council approving the rezone application due to the Planning Commission tabling the master site plan until the City Council approved the rezone application. He asked if the site plan could instead only return to the City Council as a concept plan as a part of the MDA for the rezone approval.

Mr. Cook stated the master development agreement could include an exhibit of the proposed multifamily development; however, a site plan needs to also go to the Planning Commission.

Discussion ensued regarding the approval process timeline, motion approval options, and granted rights with plan approvals.

Mr. Cook recommended tabling the item to allow time to work with the applicant and bring an updated plan back to the City Council. An updated site plan will return to the Planning Commission for review.

Mr. Gaskill reiterated he is unable to move forward on the commercial portion of the project until the residential development issues are resolved and concurred with tabling the item.

Discussion ensued regarding concerns with developers converting commercial development to residential in the past, but only completing the residential portion.

MOTION: ***Councilmember Love moved to table an Ordinance of Eagle Mountain City, Utah, rezoning the Marketplace at Eagle Mountain Town Center property to a mix of Commercial Community, Multifamily 1, and Multifamily 2 until a master development agreement, including an exhibit of a sample site plan of the residential portion of the development, is submitted to the City Council. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

12.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Designating Certain Areas of the Sweetwater Industrial Park Under the Sweetwater Industrial Overlay Zone.

Mr. Mumford reviewed the details presented during work session.

Councilmember Love verified that approving the Sweetwater Industrial Overlay Zone for Lot 1 only would permit the applicant to move forward with the LBiSat project.

Mr. Mumford explained the desired use for satellite communication towers is an allowed use in the Sweetwater Industrial Overlay Zone and is a special use in the LMD Zone; all special uses are designated as prohibited until use standards are developed and approved. The difficulty in rezoning the entire property to the LMD Zone is that the applicant has not requested the LMD Zone, nor has he been able to review the LMD Zone standards to determine if the zone was appropriate for his needs.

Mr. Cook advocated against rezoning the entire property to the LMD Zone, as the applicant has not had time to review the zone, and said if the Council does not wish to delay the application, the best course forward is to approve the LMD Zone and the Sweetwater Industrial Overlay for Lot 1 and to table the rest of the application. He explained the City Council may approve the master site

plan and preliminary plat prior to the rezone application, as it is still subject to zoning and does not approve any uses.

Mayor Westmoreland opened the public hearing at 8:56 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

Applicant representative Scot Hazard stated the approval of the Sweetwater Industrial Overlay on Lot 1 is beneficial and will allow the project to move forward. He said the LMD Zone appears to address his needs and requested to discuss it further with staff to ensure the zone allows his desired uses, once the standards are defined, before approving the LMD Zone for the remainder of the property.

Councilmember Curtis expressed his willingness to work with the applicant and to amend the new zone as needed to address the needs of desired uses and to meet City goals.

MOTION: ***Councilmember Curtis moved to approve an Ordinance of Eagle Mountain City, Utah, rezoning Lot 1 of the Sweetwater Industrial Park to Light Manufacturing/Distribution with the Sweetwater Industrial Overlay Zone for the LBiSat project, and to table the rezone for the remainder of the property until the applicant determines if the Light Manufacturing/Distribution Zone is amenable for the remaining property. The motion includes the following conditions:***

1. ***Automobile sales and/or services shall be a permitted use;***
2. ***Convenience stores shall be a permitted use;***
3. ***Electronic data management businesses shall be a permitted use;***
4. ***Laundry and dry-cleaning establishments shall be prohibited;***
5. ***Manufactured homes developments shall be prohibited;***
6. ***Motels and hotels shall be prohibited;***
7. ***Other manufacturing businesses shall be a permitted use; and***
8. ***Restaurants and banks (with drive-through service facilities) shall be prohibited.***

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

12.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.50 Lot Line Adjustments and Chapter 16.55 Plat Amendments.

Mayor Westmoreland opened the public hearing at 9:07 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Gray moved to approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 16.50 Lot***

Line Adjustments and Chapter 16.55 Plat Amendments. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

13. MOTION

13.A. MASTER SITE PLAN AND PRELIMINARY PLAT – Sweetwater Industrial Park

Mr. Mumford reviewed the information presented during work session and explained the Future Land Use Map includes the following major roadways that impact this project: Pony Express Parkway, a 122-foot wide minor arterial road, on the east side; the road referred to as Tiffany Lane, a 152-foot wide major arterial road, on the north side; and a 77-foot or 94-foot north-south collector road through the project shown as 1020 East on the site plan. The master site plan indicates a dedication of 76 feet on the north, 61 feet on the east, and 77 feet along the collector road through the project.

The master site plan includes Lot 1 and Lot 2, as well as other development areas separated by roads. A preliminary utility plan has been included with the proposal that includes public utilities, streetlights, and fire hydrant locations. Storm drainpipes are included on the utility plan, and a grading and drainage plan has also been provided. All development areas are accessible from the planned roads, and a parcel is being provided for access to the Miller and Sanderson properties in the southeast corner of the project. A traffic impact study would be difficult to perform at this stage. The City Engineer will require a traffic impact study with each site plan application, where necessary. He explained a traffic study was not required at this time due to the variance in traffic impact depending upon the desired use and a traffic study could be required in the future.

MOTION: ***Councilmember Curtis moved to approve the Sweetwater Industrial Park master site plan and preliminary plat with the following conditions:***

1. ***An appropriate landscaping plan for the park strips throughout the development, including street trees and consistent landscaping, shall be submitted; medians are not required adjacent to the north on Tiffany Lane and the east on Pony Express Parkway; and***
2. ***A master development plan shall not be required (EMMC 16.10.030).***

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

14. MOTION

14.A. SITE PLAN – LBISat

Mr. Mumford reviewed the item presented during work session.

Applicant Rodger M. Lyman described the appearance and planned layout for the satellite antennas and explained that larger antennas use less power and generate more revenue. The largest antennas

will be approximately nine meters in diameter, are not high off the ground, and will face south to southwest.

Councilmember Love verified the satellite antennas are under the 50-foot maximum structure Sweetwater Industrial Overlay height standard.

Councilmember Clark asked if the satellites will interfere with Ham radios. Mr. Lyman stated the antennas are required to receive Federal Communications Commission (FCC) approval for all communication channel use.

MOTION: ***Councilmember Burnham moved to approve the LBiSat site plan with the following conditions:***

1. ***The applicant shall submit a lighting plan that complies with the dark sky lighting standards (EMMC 17.56);***
2. ***All signage shall require a sign application and permit;***
3. ***The trash enclosure shall be screened for the public street and designed with the same architectural materials as the building; and***
4. ***The building articulation design shall be in accordance with the updated renderings provided to the City Council.***

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark stated that approximately 12 people attended the Be Ready Eagle Mountain meeting and discussed fire safety and prevention. She is looking forward to additional upcoming safety and prevention events.

Councilmember Gray

Councilmember Gray said he is working with staff on the Parks Master Plan and park needs. He said the seniors are actively holding lunches and are maintaining communications via email.

Councilmember Curtis

Councilmember Curtis stated the Eagle Mountain Arts Alliance is holding story walks on Wednesdays at Nolen Park from 9:00 a.m. to 8:00 p.m. starting on July 22, 2020 and ending August 12, 2020.

Councilmember Love

Councilmember Love expressed appreciation to the Planning Commission. She said the Youth Council is on a summer break and she looks forward to working with them in the fall.

Councilmember Burnham

Councilmember Burnham said that she and Senior Management Analyst Evan Berrett are working with the Utah Transit Authority and Mountainland Association of Governments on a traffic study consultant selection committee. She said the library expansion is underway.

17. COMMUNICATION ITEMS

17.A. Financial Report

17.B. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn the meeting at 9:33 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 9:33 p.m.

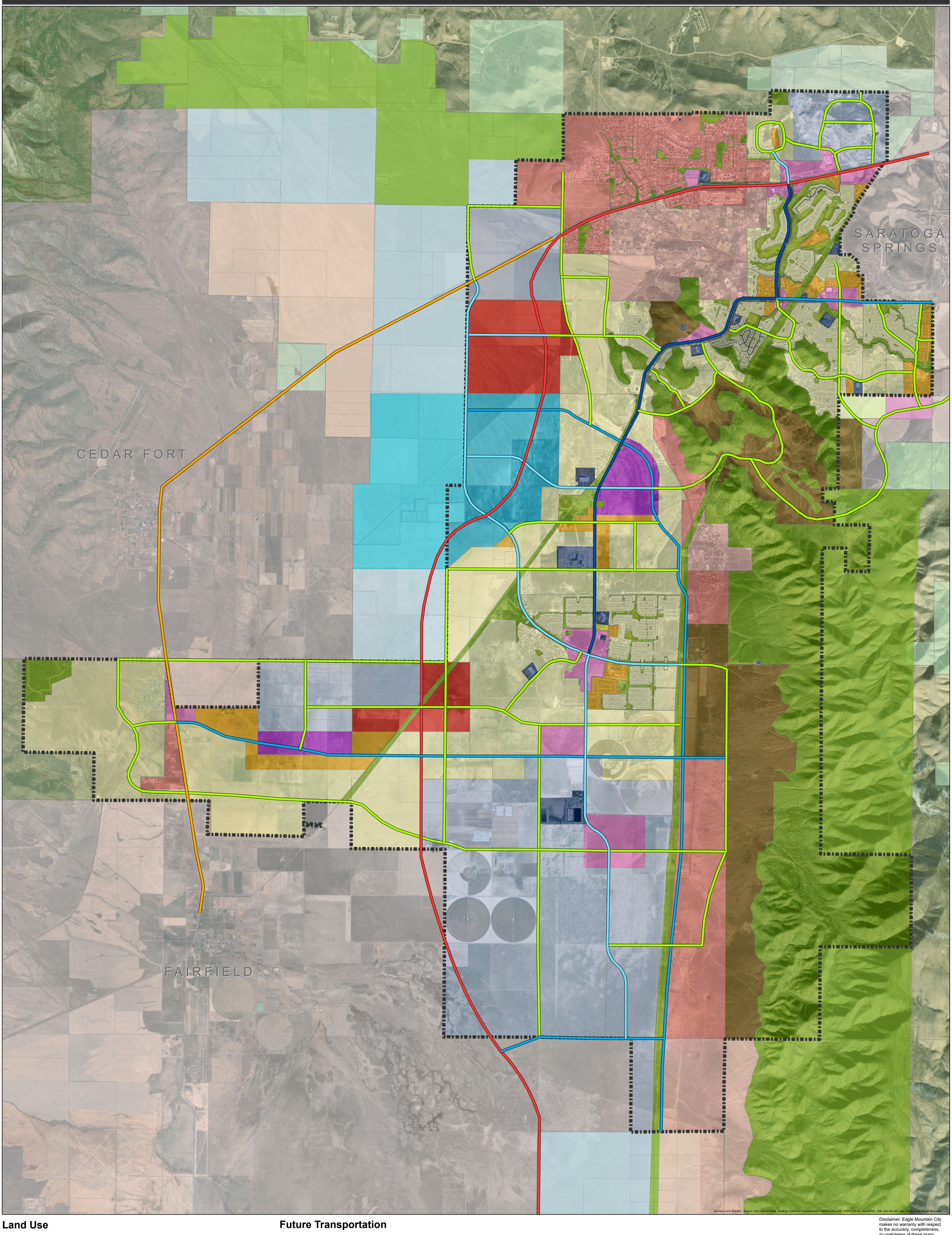
Approved by the City Council on August 4, 2020.

Fionnuala B. Kofoed, MMC
City Recorder

Future Land Use & Transportation

General Plan Map

January 2020



Land Use

- Foothill Residential
- Rural Density One
- Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center Campus
- Business Park/Light Industry
- Civic Uses and Schools
- Parks and Open Space

Future Transportation

- Freeway
- Highway
- Parkway
- Major Arterial
- Minor Arterial
- Collector

EAGLE MOUNTAIN

N
W E
S

0 0.5 1 2 Miles

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Eagle Mountain

Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties, the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to Eagle Mountain Planning Office

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **APRIL 20, 2021**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code by Repealing Section 3.10.080 Reimbursement for Certain Users.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	Eagle Mountain City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Fionnuala Kofoed, Admin

PRESENTED BY:
Jeremy Cook

RECOMMENDATION:
Staff recommends that the City Council approve and Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code by Repealing Section 3.10.080 Reimbursement for Certain Users.

BACKGROUND:
The reimbursement of certain municipal energy sales and use tax, that is paid or remitted to Eagle Mountain City on behalf of a person or entity, was adopted for the Facebook project. Staff has determined that this reimbursement is not suitable for all businesses and is recommending that this section of the Municipal Code be repealed.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
ORD--EMMC Repealing 3.10.080 Reimbursement for Certain Users

EMMC 3.10.080 Reimbursement for Certain Users

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE BY REPEALING SECTION 3.10.080 REIMBURSEMENT FOR CERTAIN USERS.

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code by repealing Section 3.10.080 Reimbursement for certain users, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, and other requirements have been completed for the City Council to consider amending the Eagle Mountain Municipal Code by repealing Section 3.10.080 Reimbursement for certain users.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 20th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of April, 2021.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A

CHAPTER 3.10
MUNICIPAL ENERGY SALES AND USE TAX

~~3.10.080 Reimbursement for certain users.~~

~~A. Effective as of May 1, 2018, any person or entity whose total aggregated electric load is at least 15,000 kW, based on annual peak load, or whose total aggregated electric load is expected to be at least 15,000 kW within the next 24 months, shall be entitled to a reimbursement of 50 percent of the municipal energy sales and use tax for the sale, storage, use, or other consumption of taxable energy that is paid or remitted to Eagle Mountain City on behalf of the person or entity.~~

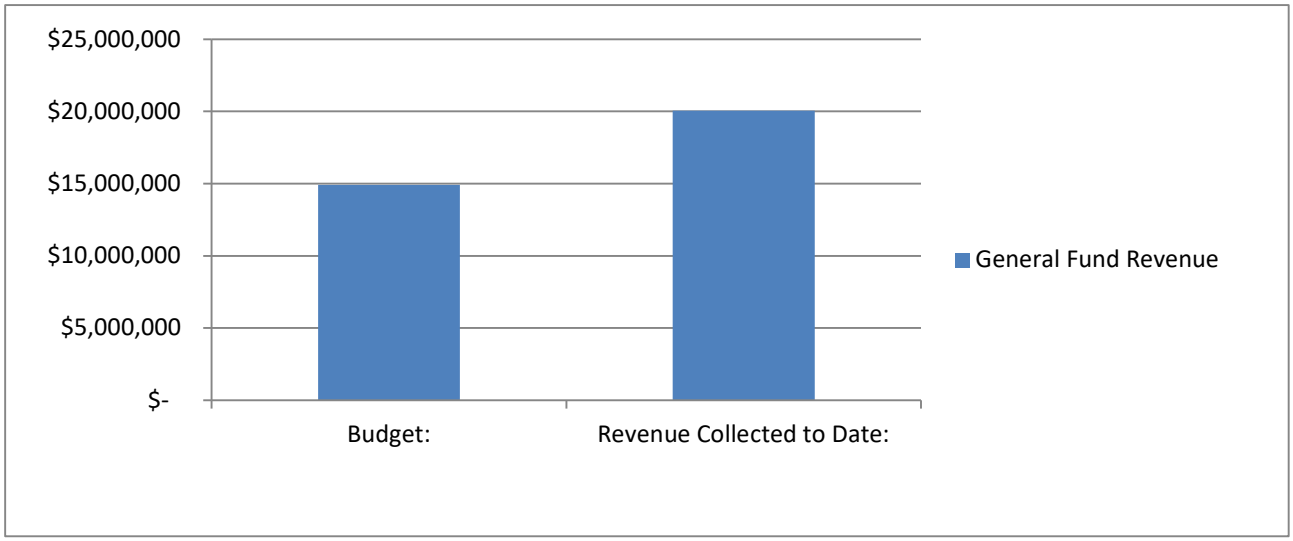
~~B. Effective as of May 1, 2018, any person or entity whose total aggregated electric load is at least 15,000 kW, based on annual peak load, or whose total aggregated electric load is expected to be at least 15,000 kW within the next 24 months, shall be entitled to a reimbursement of 100 percent of the municipal energy sales and use tax for the sale, storage, use, or other consumption of taxable energy by or to a consumer that is paid or remitted to Eagle Mountain City on behalf of the person or entity, if not less than 50 percent of the electricity sold to, used by, stored or consumed by such consumer is produced from a renewable energy source. [Ord. O-10-2018 § 1].~~

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through March 2021

GENERAL FUND

General Fund Revenues

Budget:	$	14,909,749
Revenue Collected to Date:	$	20,042,526
Percent of Total Budget Collected:		134%
Percent of Year Completed:		75%



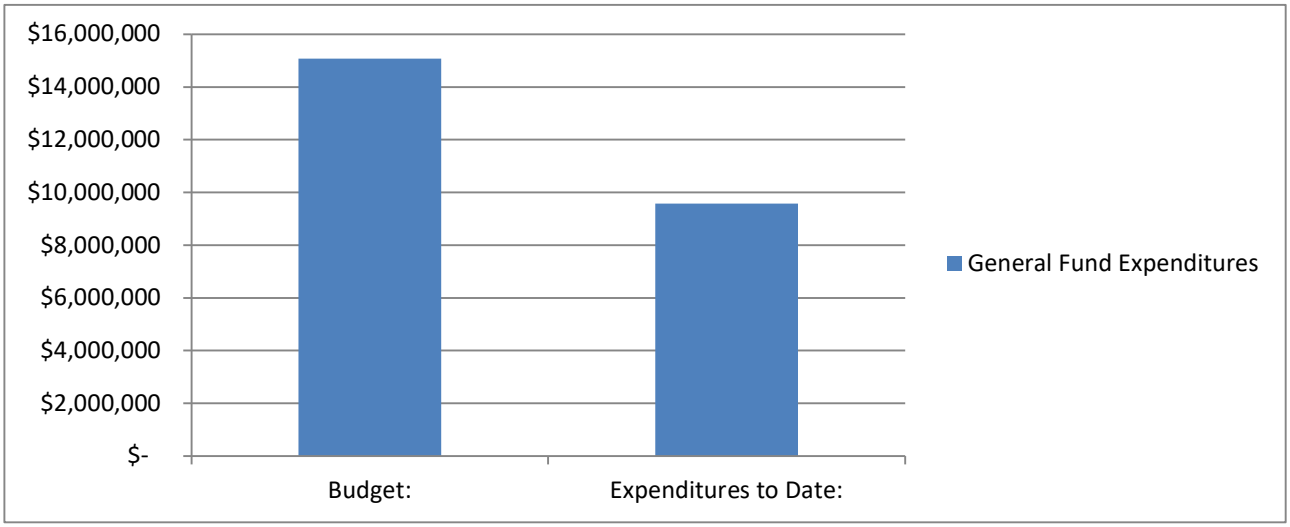
Revenue Analysis

Major Revenue Sources	Budget	To Date	% Collected
Property Taxes:	$ 1,880,000	$ 2,009,335	106.88%
Sales and Use Tax:	$ 4,500,000	$ 5,338,907	118.64%
Energy Tax:	$ 1,200,000	$ 1,495,774	124.65%
Class B&C Road Fund Allotment	$ 1,300,000	$ 1,273,606	97.97%
Development:	$ 3,722,900.00	$ 5,461,787.00	146.71%

Note:
One-time revenue for CARES ACT $2,764,143

General Fund Expenditures

Budget:	$	15,073,770
Expenditures to Date:	$	9,572,903
Percent of Total Budget Expended:		64%
Percent of Year Completed:		75%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$ 2,359,381	$ 1,573,220	67%	75%
Sub 18 - Community Services	$ 1,208,873	$ 634,874	53%	75%
Sub 19 - Non-Departmental	$ 1,525,851	$ 1,234,981	81%	75%
Sub 21 - Public Safety	$ 3,508,700	$ 2,183,947	62%	75%
Sub 32 - Planning/Zoning	$ 638,952	$ 354,928	56%	75%
Sub 33 - Building	$ 1,093,917	$ 857,170	78%	75%
Sub 41 - Public Works	$ 4,738,096	$ 2,733,782	58%	75%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety:

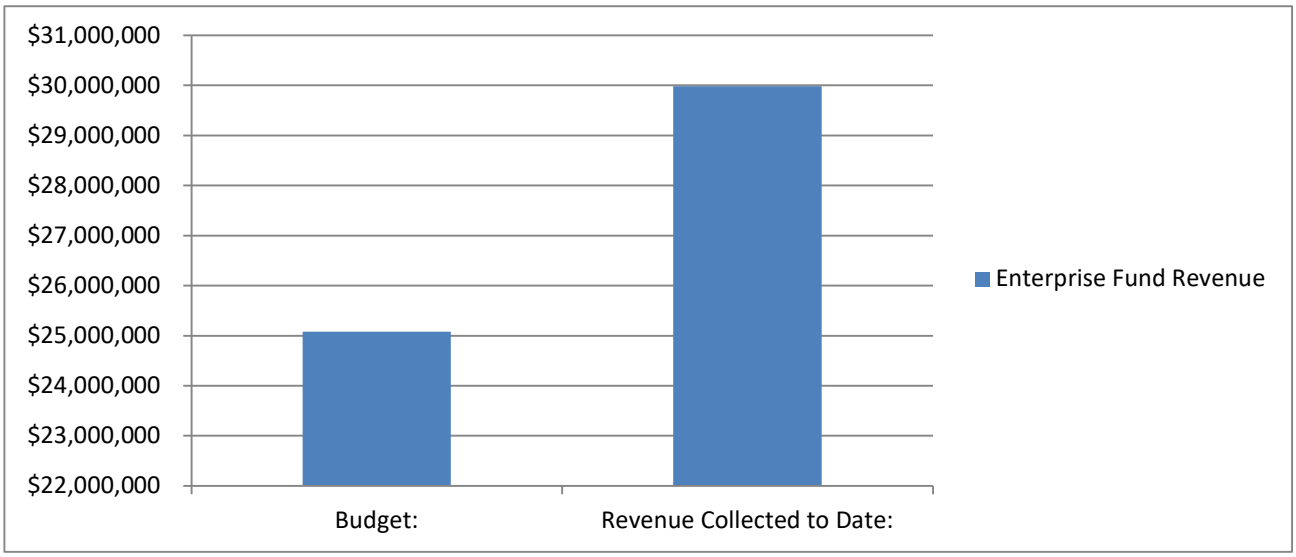
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Public Works:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	25,080,300
Revenue Collected to Date:	$	29,981,654
Percent of Total Budget Collected:		120%
Percent of Year Completed:		75%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$ 17,522,300	$ 17,335,929	99%	75%
Fund 52 - Wastewater Fund	$ 5,200,000	$ 10,710,508	206%	75%
Fund 57 - Solid Waste Fund	$ 1,700,000	$ 1,416,053	83%	75%
Fund 59 - Storm Water Fund	$ 658,000	$ 519,165	79%	75%

Fund 51 - Water Fund: Includes revenue reimbursement from water impact fee related to debt service payments FY 2014-2020.

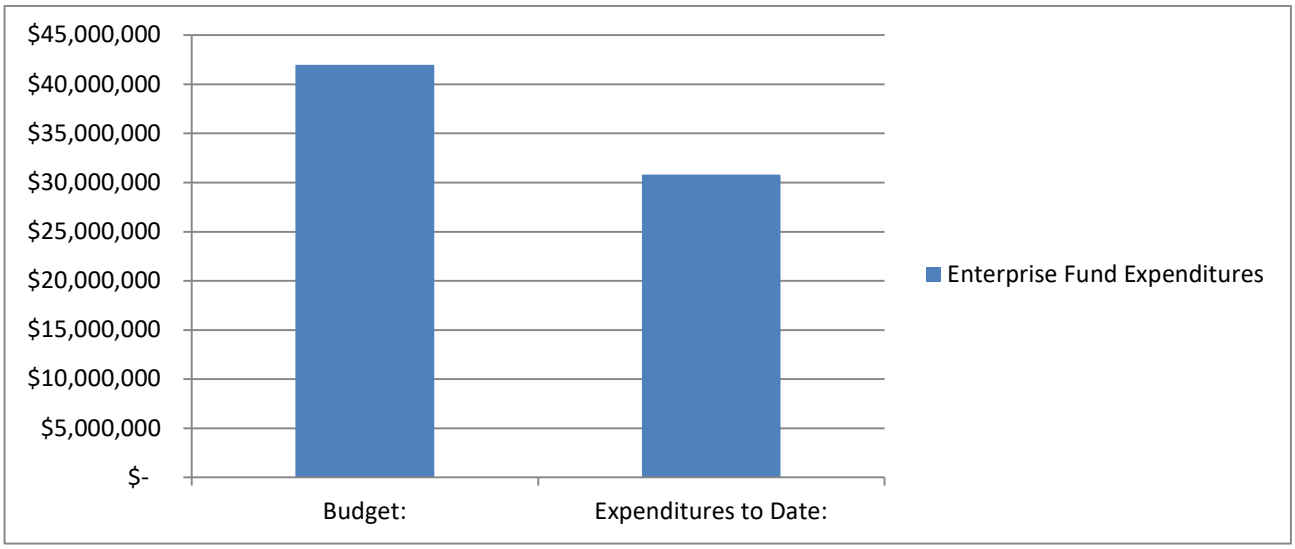
Fund 52 - Wastewater Fund: Includes revenue reimbursement from sewer impact fee related to debt service payments FY 2014-2020.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	41,989,818
Expenditures to Date:	$	30,806,545
Percent of Total Budget Expended:		73%
Percent of Year Completed:		75%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 29,611,753	$ 22,738,500	77%	75%
Fund 52 - Wastewater Fund	$ 9,443,221	$ 6,786,661	72%	75%
Fund 57 - Solid Waste Fund	$ 2,349,052	$ 875,139	37%	75%
Fund 59 - Storm Water Fund	$ 585,792	$ 406,245	69%	75%

Fund 51 - Water Fund: Reflects CWP shares purchased in advance.

Fund 52 - Wastewater Fund: Budgeted large capital purchases and debt service payments not reflected.

Fund 57 - Solid Waste Fund: Green waste program not started and only 7 months worth of billings for ACE so far.

Fund 59 - Storm Water Fund:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 03/31/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/21**
11 - Water Impact Fee Fund	$13,837,514	$5,586,616	$8,250,899	$9,539,552
12 - Wastewater Impact Fee Fund	$2,437,287	$2,647,060	($209,774)	$123,183
15 - Parks/Trails Impact Fee Fund	$5,515,727	$5,418,000	$97,727	$228,671
17 -Stormwater Impact Fee Fund	$1,964,648	$44,485	$1,920,163	$2,031,607
18 -Transportation Impact Fee Fund	$4,126,728	$4,925,399	($798,671)	($355,765)

****Available balance + the average of the future facilities impact fee collected and projected out.**

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING AGENDA ITEMS

May 4
Pole Canyon NPA-17 – Discussion Item
Community Mailboxes – Discussion Item
A to Z Building Blocks Site Plan – Discussion Item
Overland Village 2 Phase A – Preliminary Plat & Site Plan

Other Projects
Stonebridge Montessori Concept Plan
7-Eleven The Ranches Concept Plan
Coyote Run Concept Plan
2B Investments Concept Plan
White Hills Country Estates Lot Split
Sunset Flats Amended Preliminary Plat
Ault Farms
Spring Run MDP and Preliminary Plat Amendment
Eagle Commons & MF 3 Code
Stratton Estates
La Petite Pet Grooming – Conditional Use Permit

Code Amendments in Progress
Removal of Single Family from MF1
Parking Requirements and Standards
Community District Node Overlay (TOD)
Commercial Zoning in The Ranches
Shooting Range Ordinance
Accessory Apartments/Landlord Licensing
Industrial Zone
Zoning Map
Title 6 Animals
Multifamily Design Standards
Multifamily Amenities Distance Requirements
Residential Zone Livestock Requirements