



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

December 10, 2019, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run Eagle Mountain UT 84005

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

1. DISCUSSION ITEMS

- 1.A. [Planning Commission Bylaws and Rules of Procedure](#)
Discussion on Bylaws and Procedures

6:00 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

5. ACTION AND ADVISORY ITEMS

- 5.A. [Overland Phase D - Preliminary Plat - Public Hearing](#)
This is a Preliminary Plat in Village One of the Overland development.
[Preliminary Plat.pdf](#)
[Overland - Trails Plan 2017.pdf](#)
[Overland MDP Map 2017.pdf](#)
[17-427 Overland Village One Lot Count Exhibit 112119.pdf](#)
[Future Land Use Plan - Overland](#)
[Overland Village 1 Plan](#)
- 5.B. [Holiday Oil - Sunset Drive - Preliminary Plat & Site Plan - Public Hearing](#)
This is an application for a Holiday Oil convenience store located on the Northwest corner Sunset Drive and SR 73.

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.

[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Elevations.pdf](#)
[Holiday Oil Overlay - Sunset Drive.jpg](#)

- 5.C. [Approval of the 2020 Planning Commission Calendar](#)
[Approval of the 2020 Planning Commission meeting calendar.](#)
[2020 Planning Commission Meeting Schedule](#)

6. DISCUSSION ITEMS

- 6.A. [Ault Farms Concept Plan](#)
A concept plan for 750 acres (Ault Farms) located east of Pony Express Pkwy and south of the Eagle Point and Sweetwater neighborhoods (Parcels 59:045:0031 & 59:018:0044).
[Concept Plan - Ault Farms 12-5-19](#)
- 6.B. [Scenic Mountain Townhomes](#)
A application for a concept plan for a Townhome project in the Scenic Mountain development.
[Scenic Mountain Plan](#)
[Exhibit B - Land Use Map.pdf](#)
- 6.C. [Scarlet Ridge](#)
A concept plan for a large lot development south of Eagle Mountain Blvd and East of Pony Express Pkwy.
[snapshot \(4\).jpg](#)
[Approved Transportation Master Plan 1.pdf](#)

7. NEXT SCHEDULED MEETING

8. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **6th day of December, 2019**, 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 CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2019**

TITLE:	Planning Commission Bylaws and Rules of Procedure
ITEM TYPE:	Discussion
APPLICANT:	N/A

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

N/A

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

In 2002 the Planning Commission adopted bylaws and rules of procedure that discuss organization, rights and duties of members, order of business, order and decorum, motions, procedures debate, voting, suspension of rules, amendment of rules of procedure, and recording of rules.

Each commissioner was given a copy of these bylaws and rules of procedure when they were appointed to the Commission. As requested by the Commission at the last meeting, we are including this discussion item on the work session agenda.

ITEMS FOR CONSIDERATION:

N/A

RECOMMENDATION:

N/A

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2019**

TITLE:	Overland Phase D - Preliminary Plat - Public Hearing
ITEM TYPE:	Preliminary Plat
APPLICANT:	Bryon Prince/Ivory Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Approval of this Preliminary Plat requires compliance with the City code and the Overland Master Development Agreement.

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

Overland D is the fourth (4th) and final Preliminary Plat within Village 1 of the Overland Master Development Plan. The Overland MDA/MDP was approved on December 5th 2017. Village 1 is allowed between 431 and 647 units. The addition of Phase D brings the total lots/units in Village 1 to 605, as follows:

- o Phase A contains 80 units
- o Phase B contains 162 units
- o Phase C contains 189 units

The proposed Overland D preliminary plat consists of 174 lots on 58.22 acres. Phase D is located to the north of the existing development. The proposal includes 89 single family lots and 85 garden / senior living lots.

ITEMS FOR CONSIDERATION:

Lot Frontage: Per 17.25.130.E all lots must have a minimum frontage of 55 feet and 20% of all lots shall have a minimum lot frontage of 60 feet along a public right-of-way. Overland D exceeds the provision that at least 20% of lots provide at least 60' of frontage, and all lots exceed the minimum frontage of 55 feet except for the garden lots which are allowed a reduced frontage by the Master Development Agreement.

Section 6.4 of the Overland Master Development Agreement specifies that “the parties acknowledge and agree that Developer has previously submitted and the City has approved a Village Concept Plan for Village 1, which included an area of “cottage” active adult product with lot sizes that do not conform to the City’s Vested Laws. The City hereby approves the proposed lot sizes for the “cottage” active adult product in Village 1.”

Connectivity: The project meets the internal connectivity standards with a connectivity score of 1.61 (1.6 required). In compliance with EMMC 16.30.090, a stub road connection shall be added to the west at either Dugway Ridge or Greeley Hill Drive.

Trails: The applicant will need to show the trails plan within this phase to show the connectivity to the overall Master Trails plan.

Parks: The MDA requires an approximately 2-acre park in this area of Village

1. This plat includes park space around the senior housing area. A detailed park plan, including amenities and improvements, shall be submitted for review and approval to the Parks Director and Planning Director prior to recording the first final plat in this phase. The park shall be constructed prior to the recording of a plat containing the 450th building permit in Village 1 (in accordance with section 11.3.3 of the Overland MDA).

Transportation and Village Design: Section 12.5 of the Overland MDA states the following: "Owner has already dedicated to the City property commonly referred to as the "Airport Road." The Master Plan contemplates a different alignment of Airport Road. The City and Owner shall work together to relocate the dedicated portions of Airport Road to accommodate the alignment that may be actually constructed in the future. In such circumstances, the land previously dedicated to the City would be re-conveyed to Owner in return for Owner dedicating land underlying the new alignment."

The Village 1 plan included open space in the northwestern corner of the project. Subsequently, the City updated the Future Land Use and Transportation Map, which depicts a major arterial road (Airport Road) cutting through that open space area, turning to the west to connect to the future freeway and to Eagle Mountain Boulevard. This is an important future roadway and connection. We recommend that the applicant follow the Village 1 plan more closely and remove lot D25 and work together with the City to implement the Transportation Master Plan.

RECOMMENDATION:

Possible Motion: The following motions are provided for the Planning Commission's benefit and may be read or referenced when making a motion: I move that the Eagle Mountain Planning Commission recommend approval of the Overland Phase D preliminary plat to the City Council with the following conditions:

1. The trails shall be displayed on the plans showing connectivity with the master planned trails.
2. A detailed landscaping plan for the park and open space shall be submitted for review to the Parks Director and Planning Director, to be approved prior to recording any final plats within this phase.
3. Applicant shall work with the City to implement the Transportation Master Plan, including the removal of Lot D25 and other minor modifications to the plan. The applicant and City shall reach an agreement on this subject prior to recording the first final plat in this phase.
4. In compliance with EMMC 16.30.090, a stub road connection shall be added to the west at either Dugway Ridge or Greeley Hill Drive and a trail connection shall be added either to Airport Road or through the Senior Housing area from Greeley Hill Drive.

And any other conditions the Planning Commission Deems Appropriate.

Attachments:

Preliminary Plat.pdf

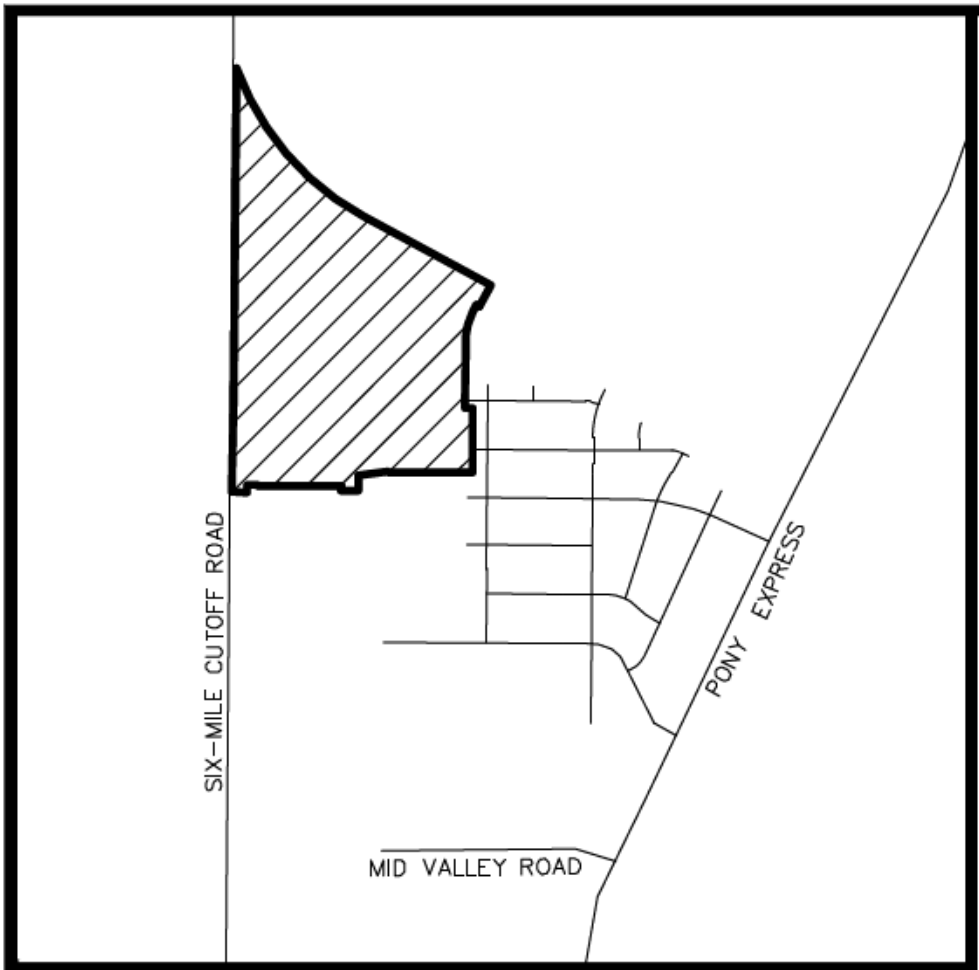
Overland - Trails Plan 2017.pdf

Overland MDP Map 2017.pdf

17-427 Overland Village One Lot Count Exhibit 112119.pdf

Future Land Use Plan - Overland

Overland Village 1 Plan



VICINITY MAP

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2)  STREET MONUMENT TO BE SET.
3) ALL COMMON AREA IS HEREBY DEDICATED TO THE HOA.

DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ DAY OF _____ A.D. 20____

By: _____

Title: _____

ROCKY MOUNTAIN POWER

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

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

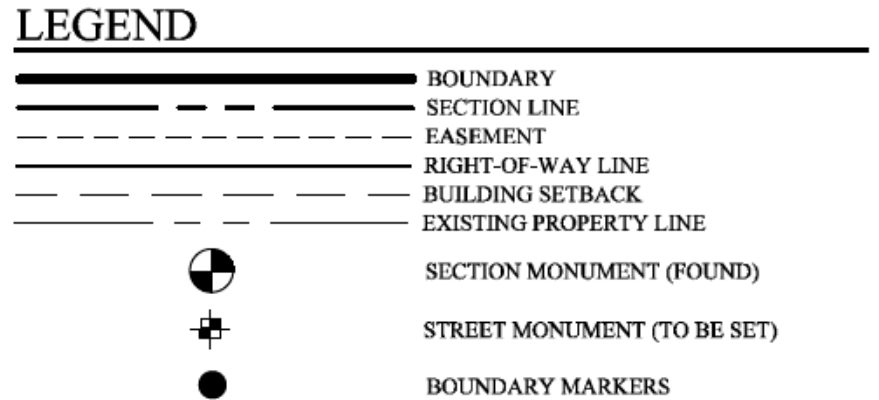
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

DIRECT COMMUNICATIONS

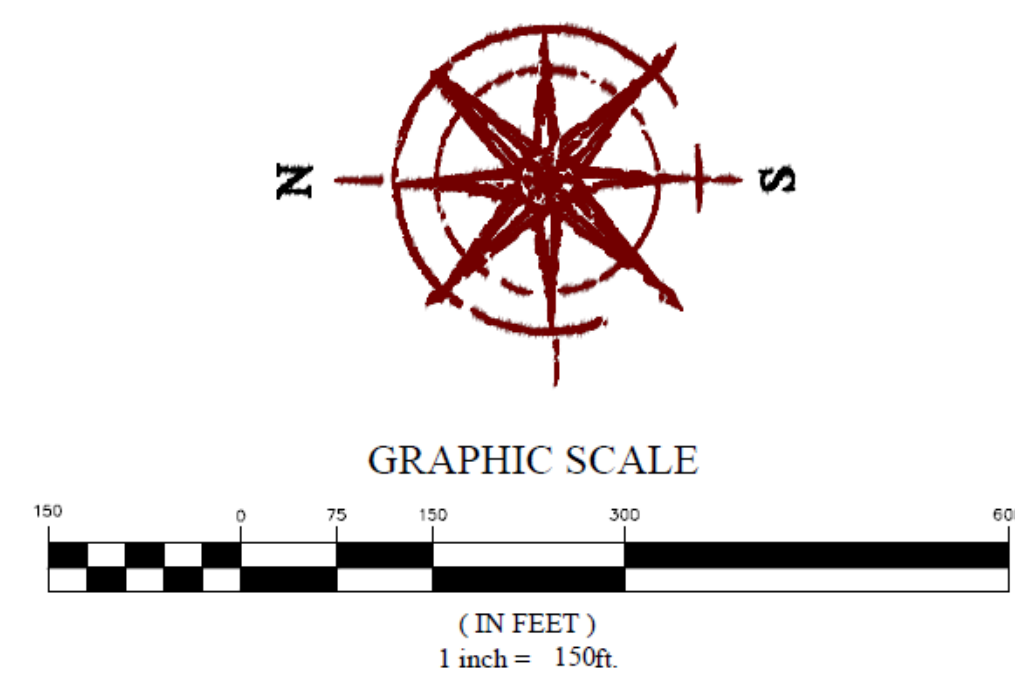
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS _____ DATE _____



PLAT TABULATIONS

TOTAL ACREAGE: 58.22 ACRES
ACREAGE IN LOTS: 28.30 ACRES
ACREAGE IN OPEN SPACE: 14.06 ACRES
AVERAGE LOT SIZE: 0.17 ACRES OR 7370 SQFT.
LARGEST LOT SIZE: 1.35 ACRES OR 58806 SQFT.
SMALLEST LOT SIZE: .061 ACRES OR 2657 SQFT.
OVERALL DENSITY: 2.99 LOTS/ACRE
TOTAL NUMBER OF LOTS: 174 LOTS
TOTAL ACREAGE IN ROW: 14.26 ACRES



SOUTH 1/4 CORNER OF
SECTION 36, T5S, R2W, SLB&M
2004 UTAH COUNTY MONUMENT

NORTH 1/4 CORNER OF
SECTION 1, T6S, R2W, SLB&M
2013 UTAH COUNTY MONUMENT

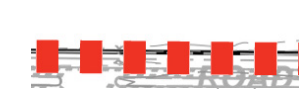
MEASURED: N89°17'16"W 1,709.62'
BASIS OF BEARING: N89°12'34"W
(SECTION LINE) MEASURED: 888.50'

SOUTHWEST CORNER OF
SECTION 36, T5S, R2W, SLB&M
1976 UTAH COUNTY
MONUMENT

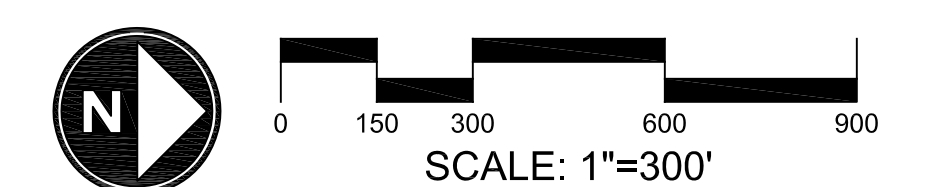
SURVEYOR'S CERTIFICATE I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct. Spencer W. Llewellyn Professional Land Surveyor Certificate No. 10516507 Date _____ BOUNDARY DESCRIPTION A portion of the NW1/4 & SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows: Beginning at the West 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N00°36'31"E along the Section line 2,062.29 feet to the Southerly line of Airport Road as described by an exchange patent recorded as Entry No. 19071:2003 of the Official Records of Utah County; thence Southeasterly along said road and along the arc of a non-tangent curve to the left having a radius of 1,675.07 feet (radius bears: N70°24'53"E) a distance of 1,226.75 feet through a central angle of 41°57'40" Chord: S40°33'57"E 1,199.52 feet; thence S01°52'47"E along said road 891.94 feet to the Northwesterly Corner of Lot B330, PHASE "B", PLAT 3 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87072:2019 in the Office of the Utah County Recorder; thence along said plat the following 7 (seven) courses: 1) S28°28'22"W 149.00 feet; 2) N61°32'47"W 16.74 feet; 3) S32°27'13"W 53.00 feet; 4) S10°21'42"W 81.48 feet; 5) S10°55'31"W 44.41 feet; 6) S04°02'51"W 64.32 feet; 7) S00°34'53"W 329.97 feet to the Southwesterly Corner of Lot B156, PHASE "B", PLAT 1 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded November 5, 2018 as Entry No. 106126:2018 in the Office of the Utah County Recorder; thence along said plat the following 7 (seven) courses: 1) S00°25'39"W 53.00 feet; 2) S89°34'21"E 49.86 feet; 3) S00°34'55"W 223.00 feet; 4) N89°34'21"W 0.17 feet; 5) S00°25'39"W 63.00 feet; 6) S00°34'55"W 114.00 feet; 7) N89°34'21"W 518.71 feet the previous course also being along the Northerly line of PHASE "B", PLAT 2 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded July 9, 2019 as Entry No. 63053:2019 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) Northerly along the arc of a non-tangent curve to the left having a radius of 888.50 feet (radius bears: S83°26'28"W) a distance of 3.15 feet through a central angle of 0°17'11" Chord: N06°39'38"W 3.15 feet; 2) S83°14'16"W 187.00 feet; 3) S02°48'24"E 63.77 feet; 4) S01°09'13"W 30.50 feet; thence N89°48'42"W 107.95 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 592.50 feet (radius bears: N88°53'10"W) a distance of 26.54 feet through a central angle of 02°33'59" Chord: N00°12'09"W 26.54 feet; thence S88°30'51"W 53.00 feet; thence N89°34'21"W 463.02 feet; thence N01°04'47"E 5.07 feet; thence N88°55'13"W 63.00 feet; thence S01°04'47"W 45.76 feet; thence N88°55'13"W 95.00 feet to the Section line; thence N01°04'47"E along the Section line 549.17 feet to the point of beginning. Contains: 58.22 acres+/-			
OWNERS DEDICATION THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, AND PUBLIC ROADS, THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN UTAH RECORDED, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREOF, TO THE OVERLAND MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UT 84117. APRIL 27, 2017, AS ENTRY NO. 40466:2017. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____. THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION DIRECTOR APPROVED AS TO FORM: SPECIAL ASSISTANT ATTORNEY GENERAL SEAN REYES, UTAH ATTORNEY GENERAL			
JOINDER AND CONSENT THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD., A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS. IVORY HOMES, LTD., A UTAH LIMITED PARTNERSHIP PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE _____ STATE OF UTAH } COUNTY OF SALT LAKE } S.S. ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN. MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____			
STATE OF UTAH ACKNOWLEDGEMENT STATE OF UTAH } COUNTY OF UTAH } S.S. ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN. MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____			
ACCEPTANCE BY LEGISLATIVE BODY THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____. APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____ APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____ (SEE SEAL BELOW) (SEE SEAL BELOW)			
PHASE "D" PRELIMINARY PLAT 1 OVERLAND SUBDIVISION LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH SCALE: 1"=150'			
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



Legend



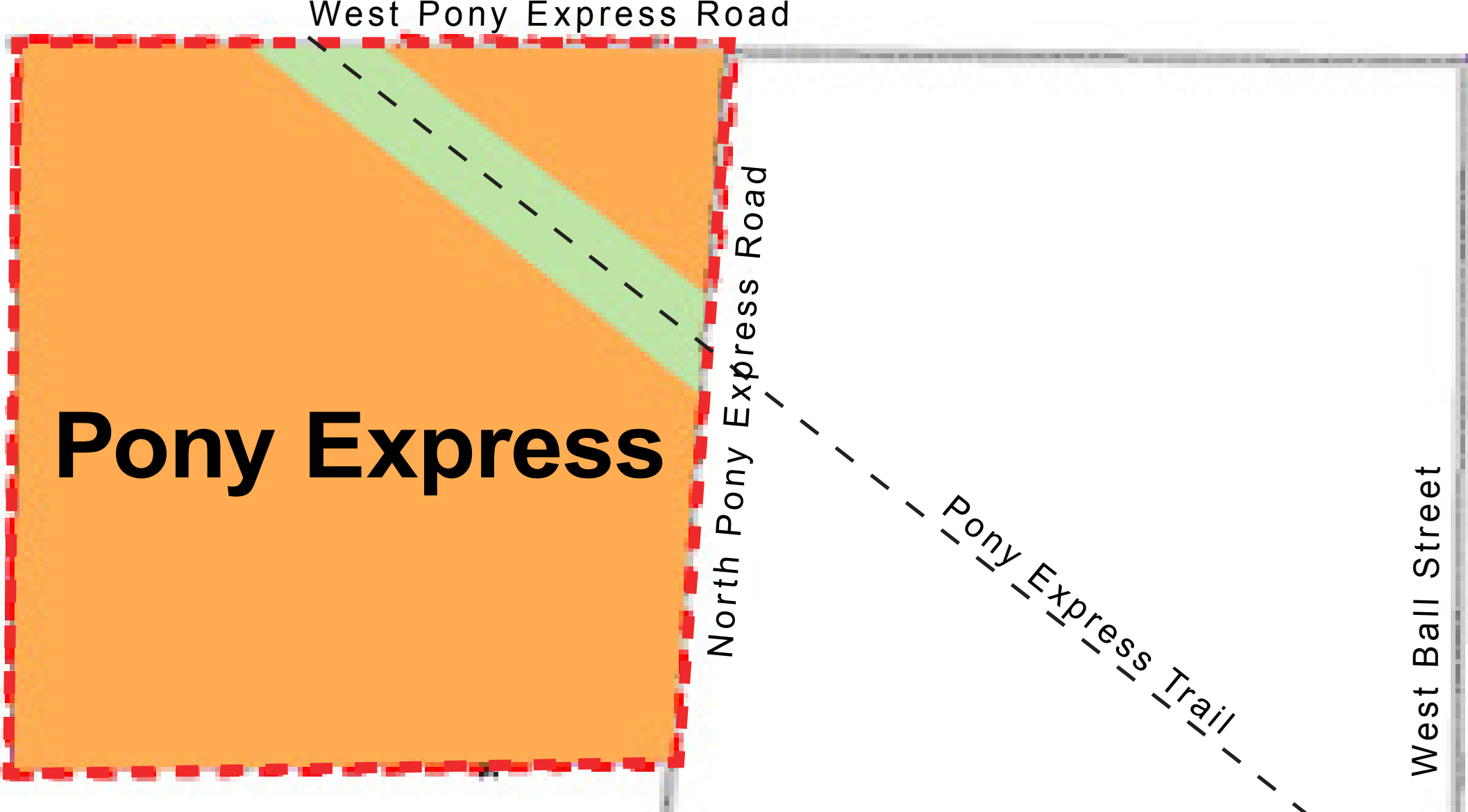
Trails - 10' Width



Overland Master Trails Plan

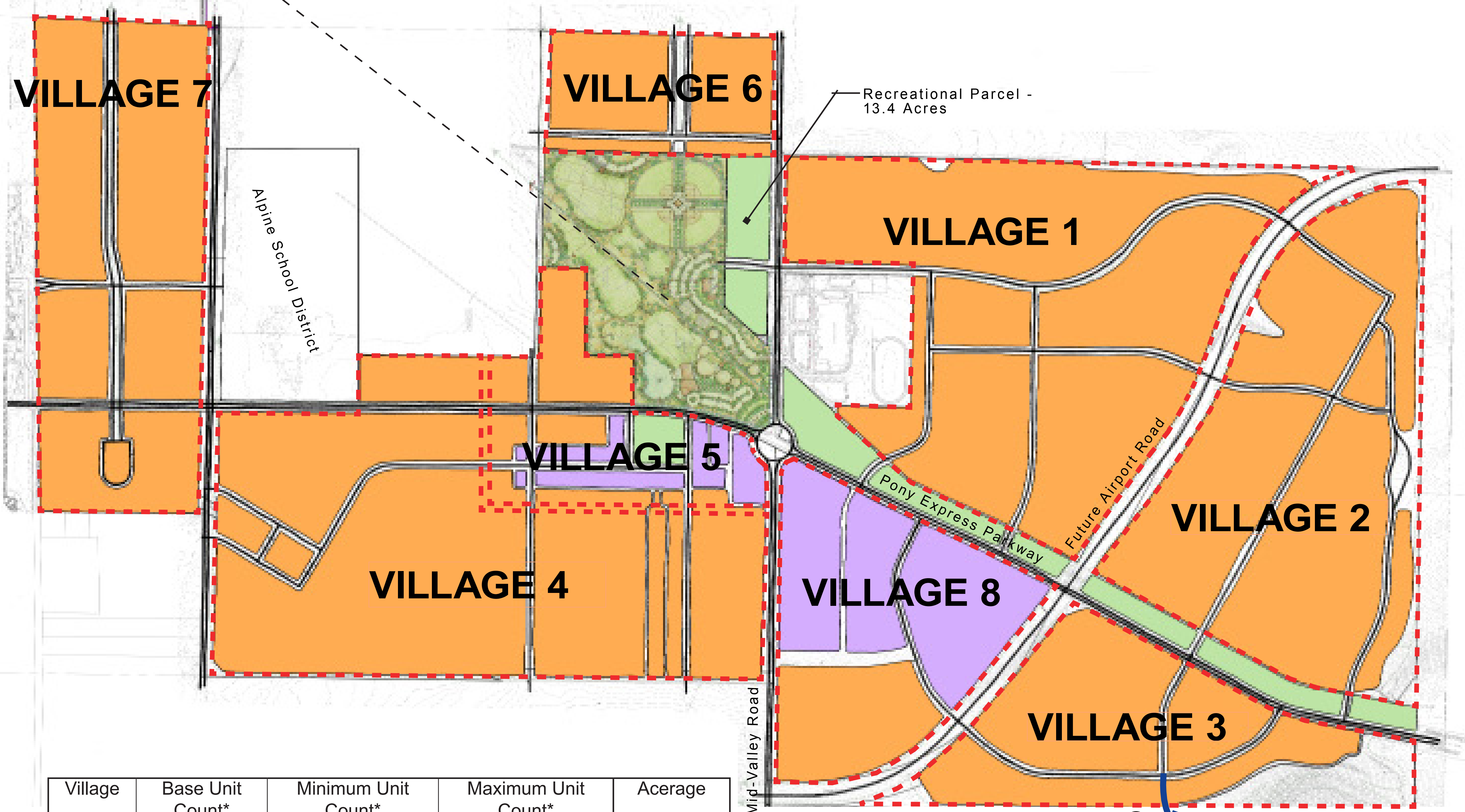
Overland
Eagle Mountain City, Utah
November 2017

Overland and Pony Express Master Development Plan



Village	Proposed Unit Count*	Acres
Pony Express	453	151
Total	453**	

* Per Village
** Gross Unit Count Not To Exceed 453



Legend

Residential

Commercial

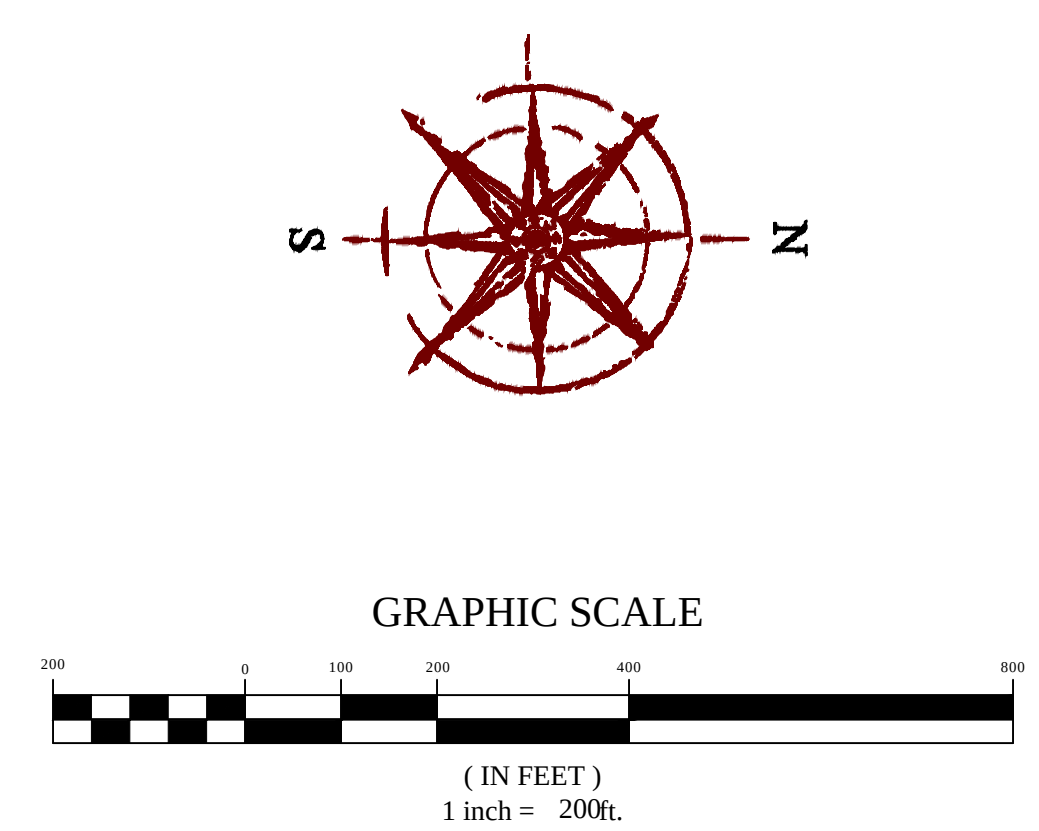
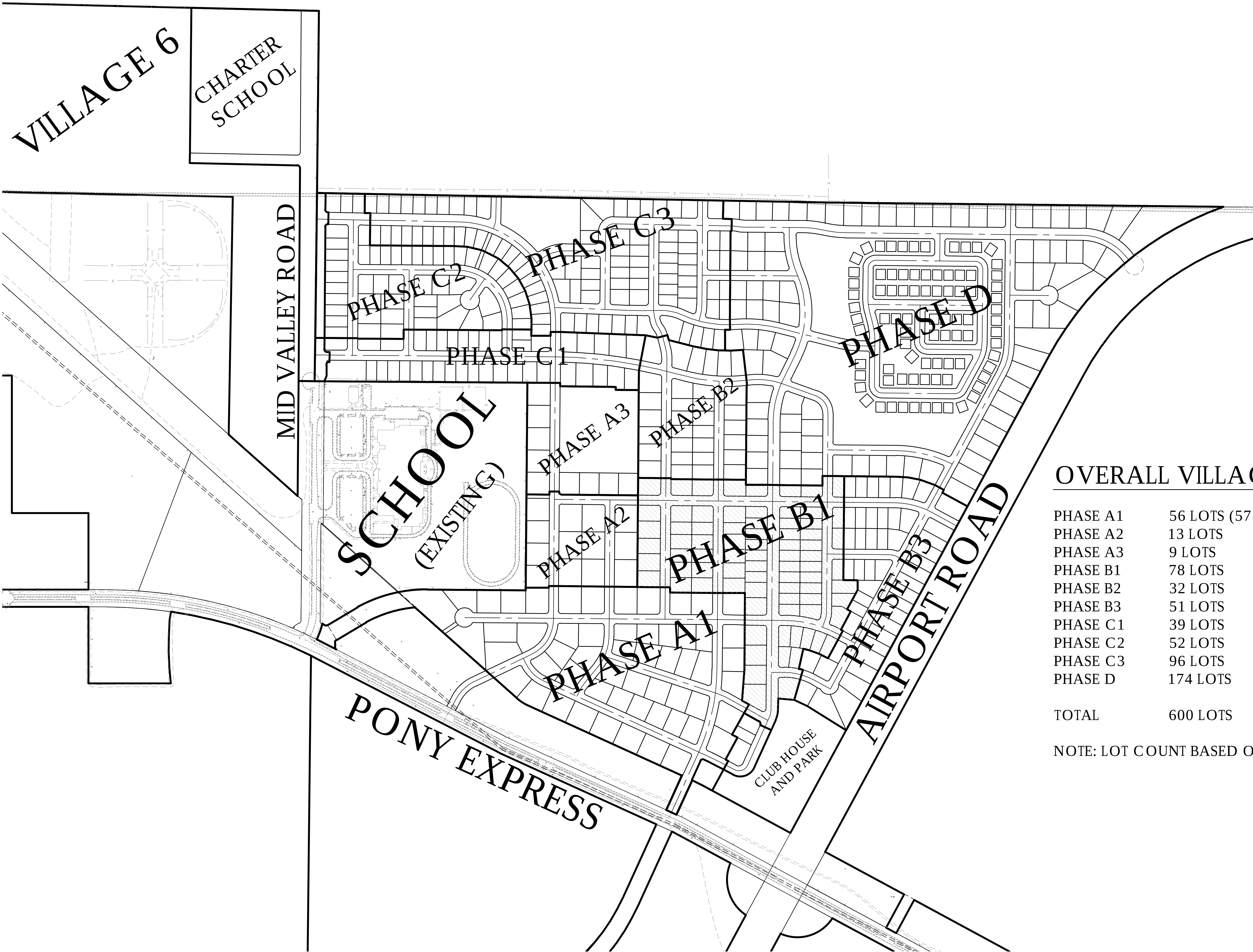
Park (Refer to ARMDA for details on other parks and trails)

Village	Base Unit Count*	Minimum Unit Count*	Maximum Unit Count*	Acerage
1	539	431	647	193.90
2	675	540	743	167.12
3	366	293	439	90.26
4	600	480	660	201.22
5	489	391	538	55.45
6	355	284	426	59.53
7	496	397	546	127.89
8	280	224	336	90.88
Total	3,800**			

* Per Village
** Gross Unit Count Not To Exceed 3,800

① HIDDEN VALLEY ROAD LOCATION SUBJECT TO FUTURE VILLAGE PLAN APPROVALS
*Concept Subject To Change per ARMDA





OVERALL VILLAGE LOT COUNT

PHASE A1	56 LOTS (57 ORIGINAL, 56 AMENDED)
PHASE A2	13 LOTS
PHASE A3	9 LOTS
PHASE B1	78 LOTS
PHASE B2	32 LOTS
PHASE B3	51 LOTS
PHASE C1	39 LOTS
PHASE C2	52 LOTS
PHASE C3	96 LOTS
PHASE D	174 LOTS

TOTAL 600 LOTS

NOTE: LOT COUNT BASED ON RESIDENTIAL LOTS ONLY



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

OVERLAND VILLAGE ONE EXHIBIT

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

EXHIBIT A

REVISION BLOCK		DESCRIPTION
#	DATE	
1	11/21/19	17-427
2	11/21/19	17-427
3	11/21/19	17-427
4	11/21/19	17-427
5	11/21/19	17-427
6	11/21/19	17-427

EXHIBIT A

Scale: 1"=200

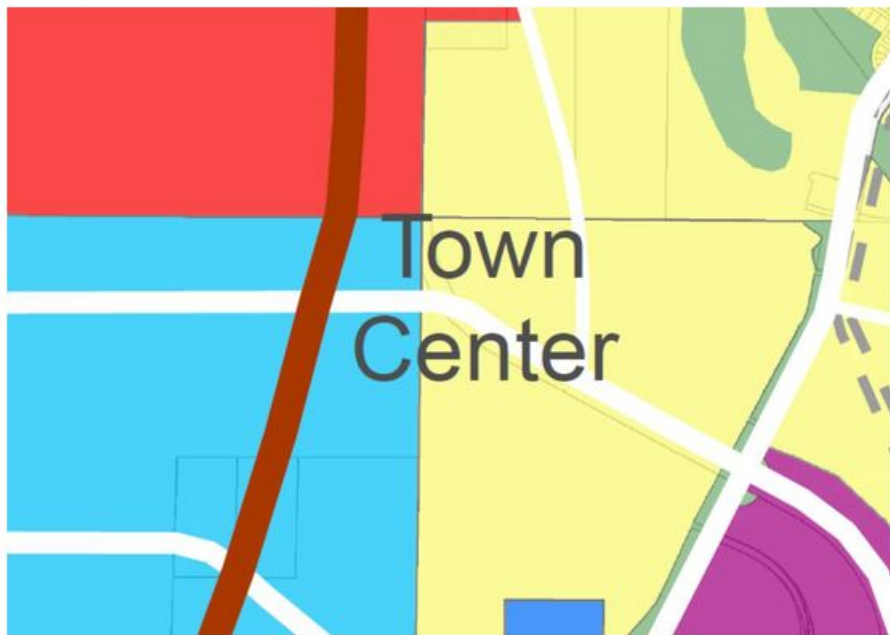
Drawn: MHW

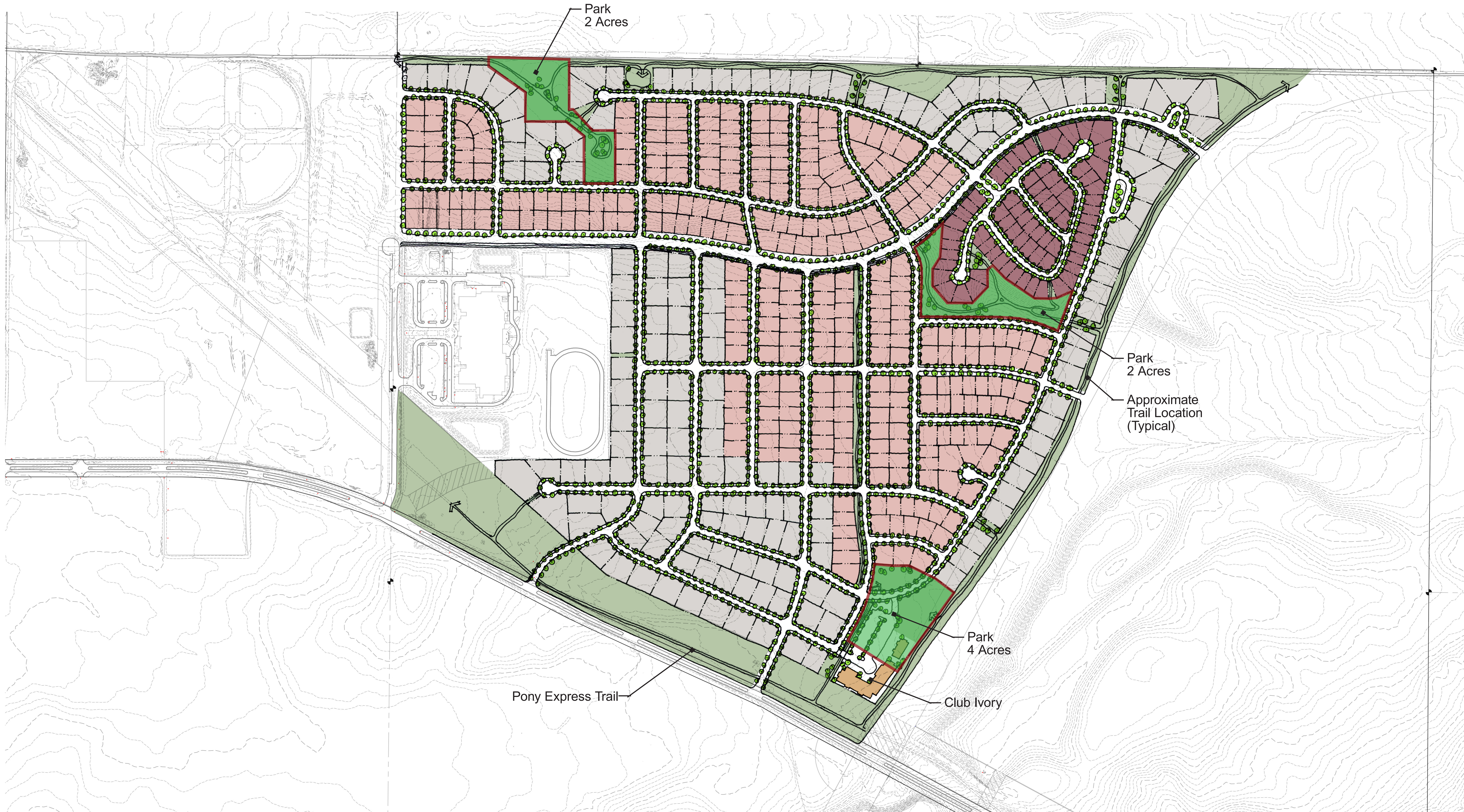
Date: 11/21/19

Job #: 17-427

Sheet:

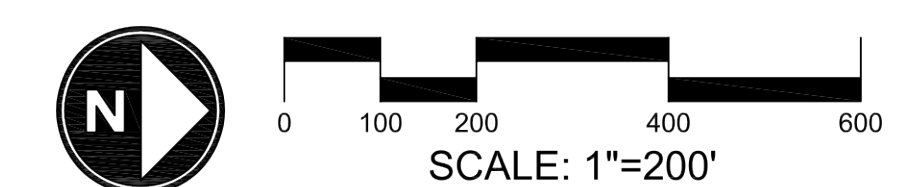
1 OF 1





Legend

	Cottages - Active Adult (71 Lots)		Park/Open Space
	Village Lots (302 Lots)		
	Estate Residential (166 Lots)		



Overland Village 1 Plan



IVORY HOMES

Overland
Eagle Mountain City, Utah
November 2017



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2019**

TITLE:	Holiday Oil -Sunset Drive - Preliminary Plat & Site Plan - Public Hearing
ITEM TYPE:	Preliminary Plat & Site Plan
APPLICANT:	Holiday Oil (John Linton)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Buildings & Commercial Design Standards: The building square footage is approximately 4,000 sq. ft. Building elevations have been submitted and are included in the packet. The building design complies with nearly all of the City's Commercial Design Standards, and is nearly identical to the building located in the City Center area.

EMMC 17.72.040-F2 states:

2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.

EMMC 17.72.040-2G for building colors states:

G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of

BACKGROUND:

This is an application for a preliminary plat and site plan for a Holiday Oil convenience store, located on the northwest corner of Cory Wride Hwy (SR 73) and Sunset Drive. The parcel of land is zoned commercial, and a convenience store is allowed as a conditional use. The store property is 1.92 acres in size. The site will include the store, gas pumps and a car wash.

ITEMS FOR CONSIDERATION:

Traffic Impacts. Blackridge Elementary is located across the street to the east. The traffic for this school backs up along Sunset Drive, and with the addition of this project, the traffic will likely worsen. Concerns about the traffic situation have been expressed by the school principal and the Sheriff's Office. The main concern is the peak hours of traffic when the school is dropping off and picking up.

Beer retailer (whether on-premises or off-premises) licensed premises may not be established within 600 feet of any restricted facility, measured from the nearest entrance of the beer retailer by following the shortest route of either ordinary pedestrian traffic or, where applicable, vehicle travel along public thoroughfares, whichever is closer. A beer retailer licensed premises may not be established within 200 feet of any restricted facility measured in a straight line from the nearest entrance of the proposed licensed premises to the nearest property boundary of the restricted facility.

Future Expansion of Cory Wride Hwy (SR 73). This project has been located outside of the future freeway location. The main entrance to the project would become a right-in right-out access in the future, following the freeway construction.

Conditional Use Permit & Final Plat: For final approval a final plat and conditional use permit will need to be submitted and approved.

RECOMMENDATION:

Possible Motion: The following motions are provided for the Planning

significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.

It is up to the Planning Commission and the City Council to determine if the materials and brand colors of the Holiday Oil are similar to the neighboring structures in the development. Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking: The requirement for convenience store parking is one stall per 200 sq ft of gross floor area. This project is required 20 stalls and 2 ADA stalls. The proposed store has a total of 33 stall with 2 stalls ADA.

Landscaping: The applicants have designed the site according to City standards. The landscape plan exceeds the number of required trees and turf. All plants and trees are drought tolerant.

Lighting: A lighting plan will need to be submitted and needs to comply with the City's dark sky ordinance (EMMC 17.56 Outdoor Lighting), including specific standards for Fuel Station Canopy lights. Lights must be shielded downward and the light source may not be visible from surrounding properties.

Signs: Any proposed signs will require a sign permit(s) prior to any construction. The applicant will need to comply with the sign design requirements in the City code.

Screening of equipment: All equipment related to the store will need to comply with all screening requirements.

Commission's benefit and may be read or referenced when making a motion:

I move that the Eagle Mountain Planning Commission recommend approval of the Holiday Oil Preliminary Plat and Site Plan to the City Council with the following conditions:

1. A Conditional Use Permit application shall be submitted for approval prior to the City Council review of the Site Plan and Preliminary Plat.
2. Applicant shall meet with the Sheriff's Office prior to the City Council review of this application and come up with a plan to resolve traffic and safety concerns.

And any other conditions the Planning Commission Deems Appropriate.

I move that the Eagle Mountain Planning Commission table the Holiday Oil Preliminary Plat and Site Plan for the following reasons: (to submit a conditional use permit; to make any necessary modifications to the site).

I move that the Eagle Mountain Planning Commission recommend denial to the City Council for the following reasons: (state specific reasons, tied to the City Code)

PREPARED BY:

Attachments:

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

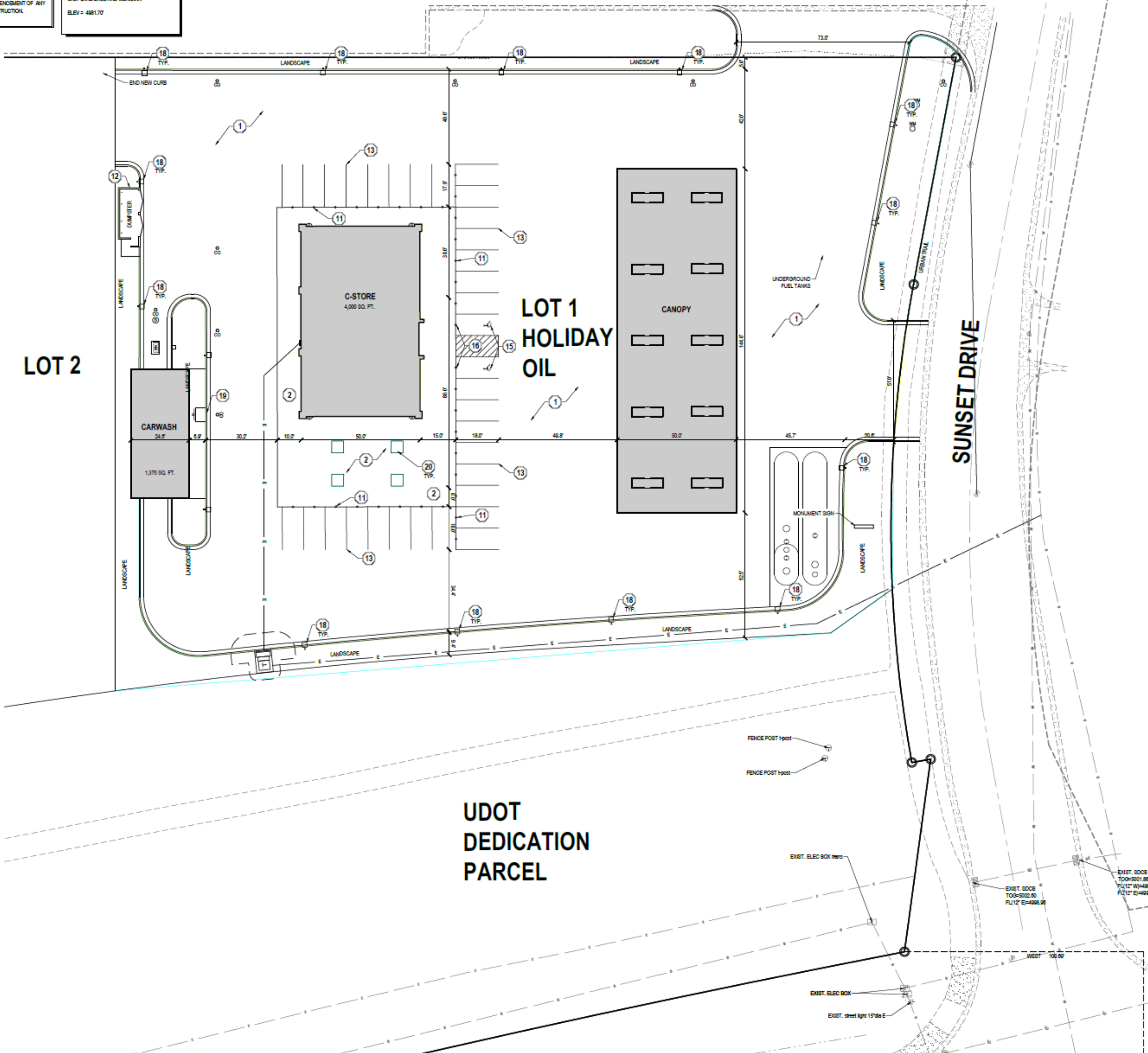
[Elevations.pdf](#)

[Holiday Oil Overlay - Sunset Drive.jpg](#)

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

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
SOUTHWEST CORNER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4261.70



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE LATEST EDITION OF LEH CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
5. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
6. ONE(1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2014 EDITION OF THE LEH CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
7. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEH CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
8. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
9. PRIOR TO CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
10. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
11. ALL ADA ACCESSIBLE SIDEWALK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEH CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
12. ALL DIMENSIONS FROM CURBS AND GUTTER TO FACE OF CURB UNLESS NOTED OTHERWISE.

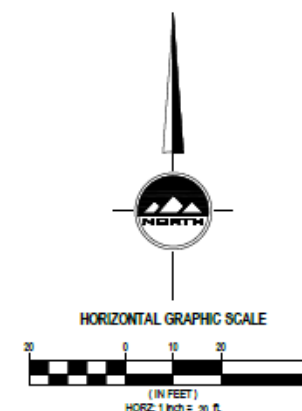
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE PAVEMENT: 8" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 1/CS.0.
2. 4" THICK CONCRETE PATIO WITH 4" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
4. 8" THICK CONCRETE SIDEWALK WITH 6" MINIMUM COMPACTED UNTREATED BASE COURSE PER EAGLE MOUNTAIN CITY STANDARD.
5. 24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 TYPE "E" AND SPECIFICATIONS.
6. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 2/CS.0.
7. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
8. SAW-CUT DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 222 AND SPECIFICATIONS.
9. PEDESTRIAN ACCESS RAMP PER APWA STANDARD PLAN NO. 235 AND SPECIFICATIONS WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 236 AND SPECIFICATIONS.
10. PEDESTRIAN ACCESS RAMP PER APWA STANDARD PLAN NO. 236 AND SPECIFICATIONS.
11. 8" BOLLARD PER DETAIL 4/CS.0.
12. DOUBLE TRASH ENCLOSURE PER DETAILS 5/1CS.0.
13. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
14. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
15. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
16. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS INSTALLED ON BUILDING. SEE DETAIL 8/CS.0.
17. BICYCLE RACK (5% OF REQUIRED CAR STALLS)
18. 20 TALL LIGHT POLE, SEE PHOTOMETRIC PLAN
19. RV DUMP STATION
20. 7' x 7' MINIMUM TREE WELL
21. 8" CONCRETE CURB PER APWA STANDARD PLAN NO. 209 TYPE "P" AND SPECIFICATIONS.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	81,148	73%
ROOF	12,607	15%
LANDSCAPING	10,049	12%
TOTAL SITE	83,804	100%



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 801.843.3590

CEDAR CITY
Phone: 801.865.1453

RICHFIELD
Phone: 801.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
CONTACT:
JERRY WAGSTAFF
PHONE: 801-900-0000

EAGLE MOUNTAIN HOLIDAY OIL

**SUNSET DRIVE AND SR-73
EAGLE MOUNTAIN, UTAH**

SITE PLAN

PROJECT NUMBER: 9129
DRAWN BY: J. SEEDALL
PROJECT MANAGER: C. DUNCAN
PRINT DATE: 11/8/19
CHECKED BY: S. PAGE

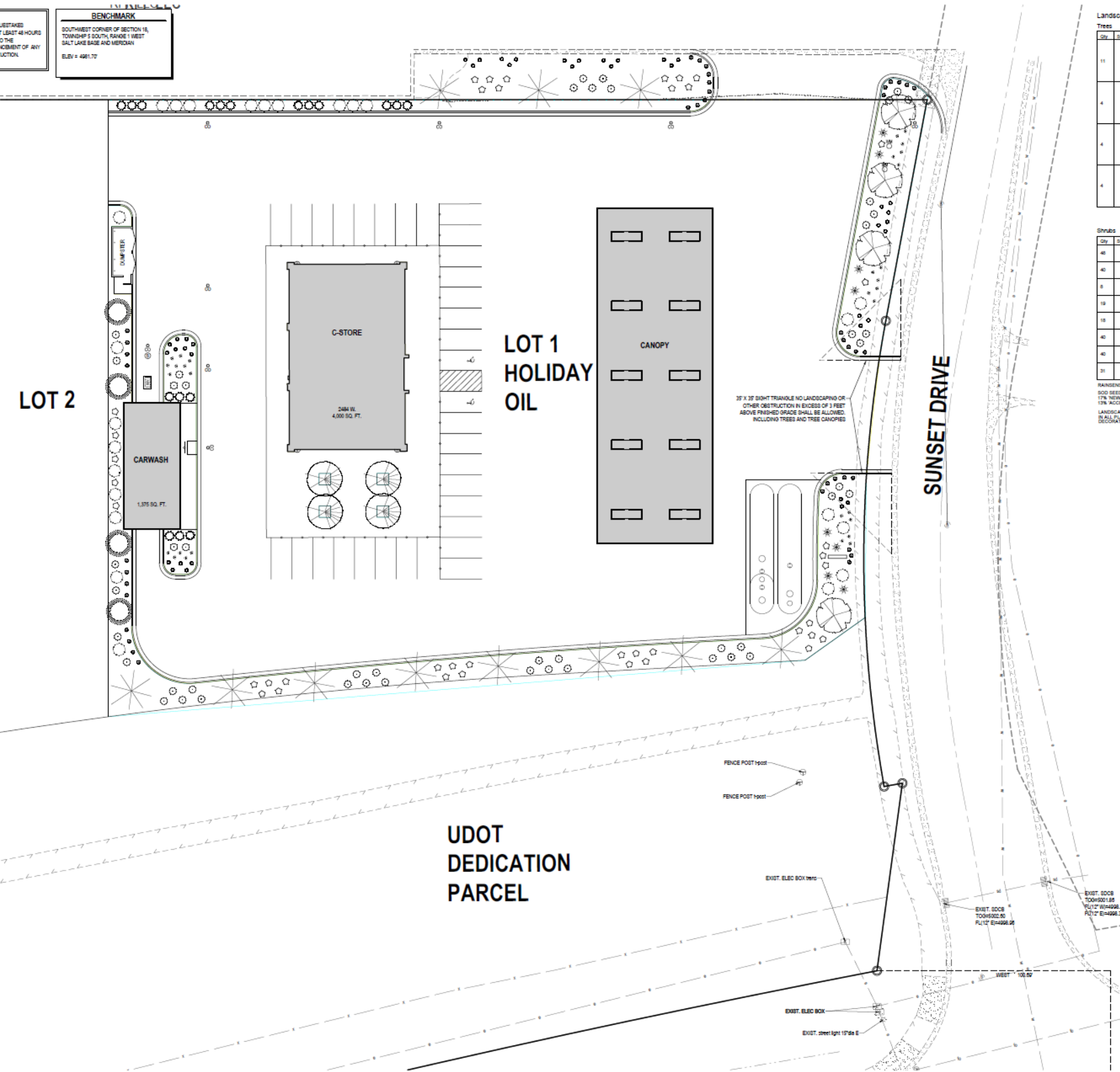
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811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
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Know what's below.
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BENCHMARK

SOUTHWEST CORNER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4961.70



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
11		Pine, Austrian	Pinus nigra	8' Min.
4		Blue Spruce, Hoop's	Pinus pungens 'Hoop's'	8' Min.
4		Redbud, Eastern	Cercis canadensis	2' Cal.
4		Maple, Crimson Sunset	Acer truncatum x platanoides	2' Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
48		Siberian, 'Crimson Pygmy'	Siberia tatarica 'atropurpurea nana'	5 Gallon
40		Cinqfoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
8		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
19		Current, Alpine	Ribes alpinum	5 Gallon
18		Winged Euonymus	Euonymus alatus 'Globe's Compacta'	5 Gallon
40		Fountain Grass	Pennisetum setaceum	1 Gallon
40		Blue Oat Grass	Holcus lanatus 'perpetua'	1 Gallon
31		Daylily	Hemerocallis	1 Gallon

RAINSENSOR SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM
SOD SEED MIX SHALL INCLUDE 18% BLUESTAR KENTUCKY BLUEGRASS, 18% MARQUIS KENTUCKY BLUEGRASS, 17% NEWPORT KENTUCKY BLUEGRASS, 17% TOUCHDOWN KENTUCKY BLUEGRASS, 18% APM PERENNIAL RYEGRASS, 13% ACCENT PERENNIAL RYEGRASS AT A RATE OF 220 LBS PER ACRE
LANDSCAPE NOTE: INSTALL 4" METAL EDGING WHERE SOD MEETS PLANTER BEDS
IN ALL PLANTER BED AREAS, INSTALL 4" DEEP 2'-3" NEPHI ROCK & GRAVEL, SOUTHTOWN OR EQUAL
DECORATIVE ROCK OVER WEED BARRIER, TYP.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	81,148	73%
ROOF	12,807	15%
LANDSCAPING	10,049	12%
TOTAL SITE	83,804 1.92 ACRES	100%

NORTH

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 20 ft.

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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WEST VALLEY CITY, UTAH

CONTACT:
JERRY WAGSTAFF
PHONE: 801-550-0000

EAGLE MOUNTAIN HOLIDAY OIL

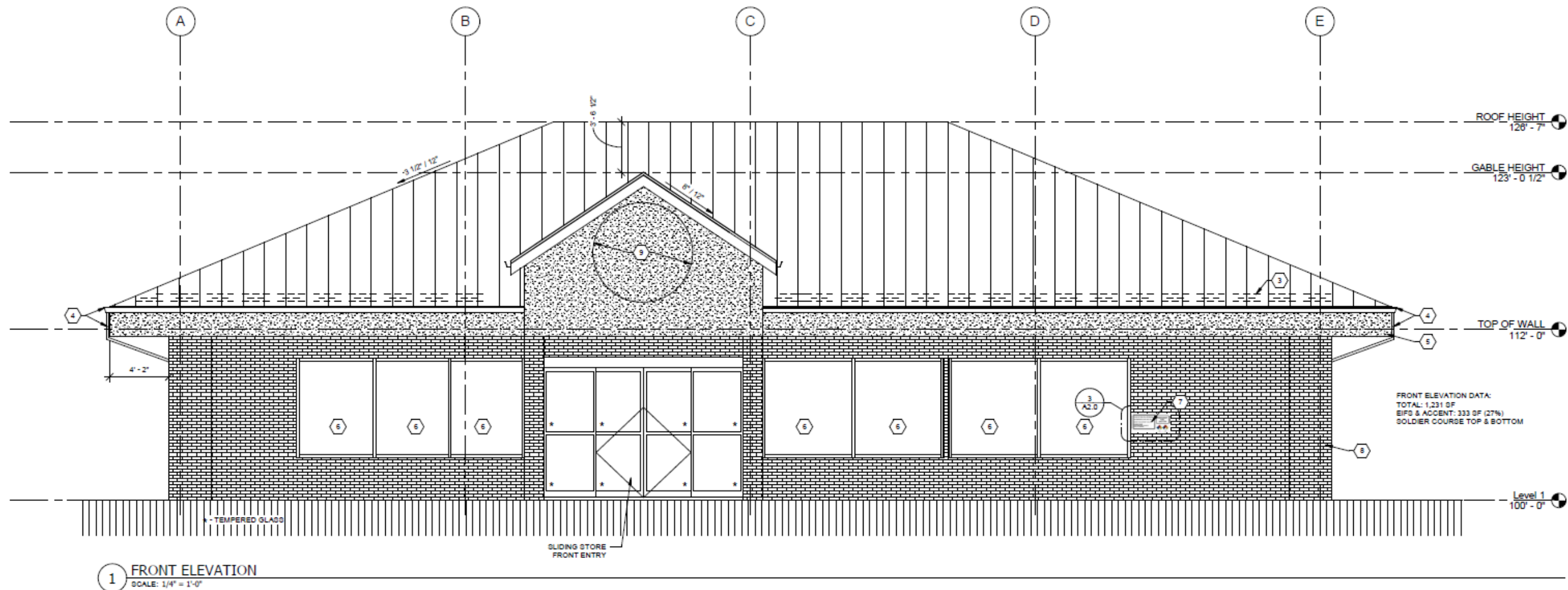
SUNSET DRIVE AND SR-73

EAGLE MOUNTAIN, UTAH

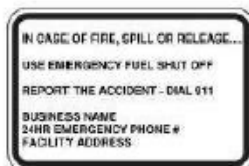
LANDSCAPE PLAN

PROJECT NUMBER: 9129 PRINT DATE: 11/5/19
DRAWN BY: J. SEEDALL CHECKED BY: S. PAGE
PROJECT MANAGER: C. DUNCAN

L-1.0

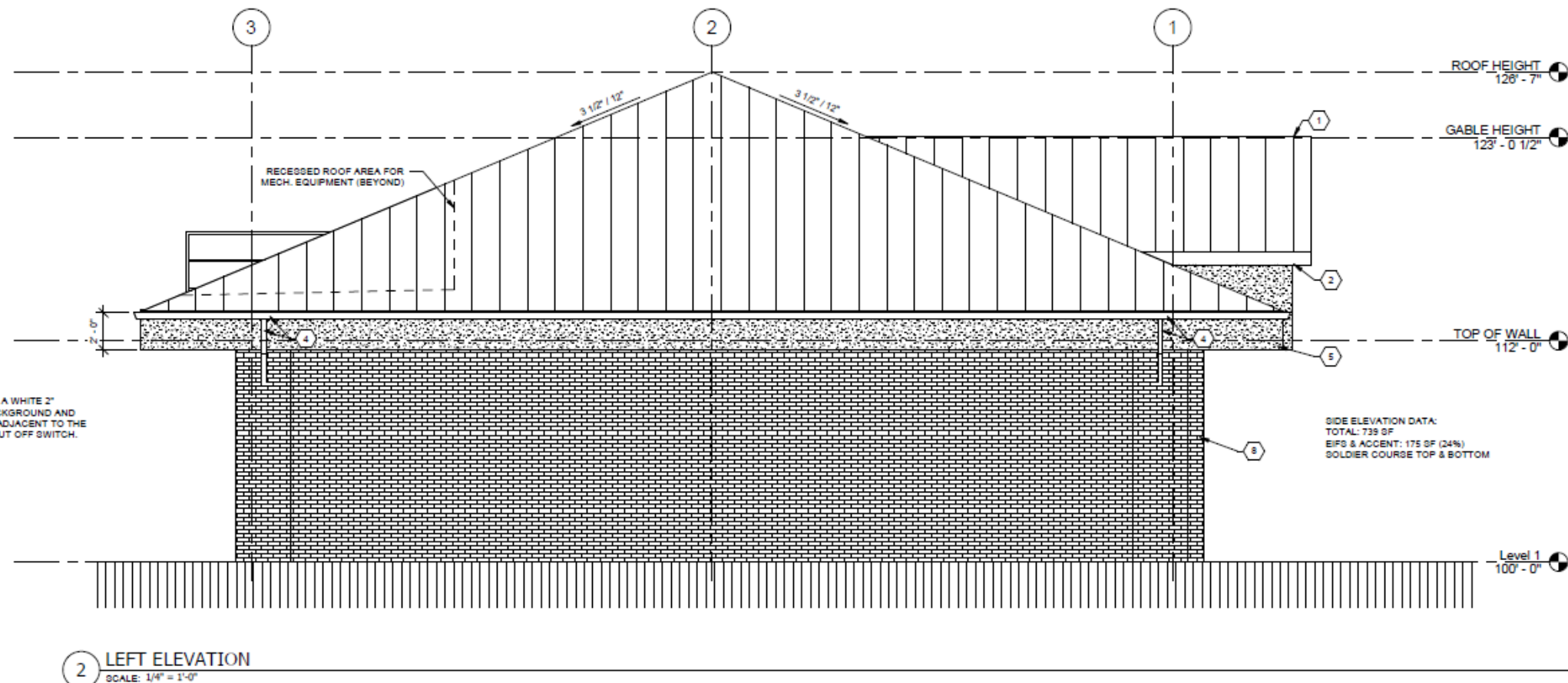


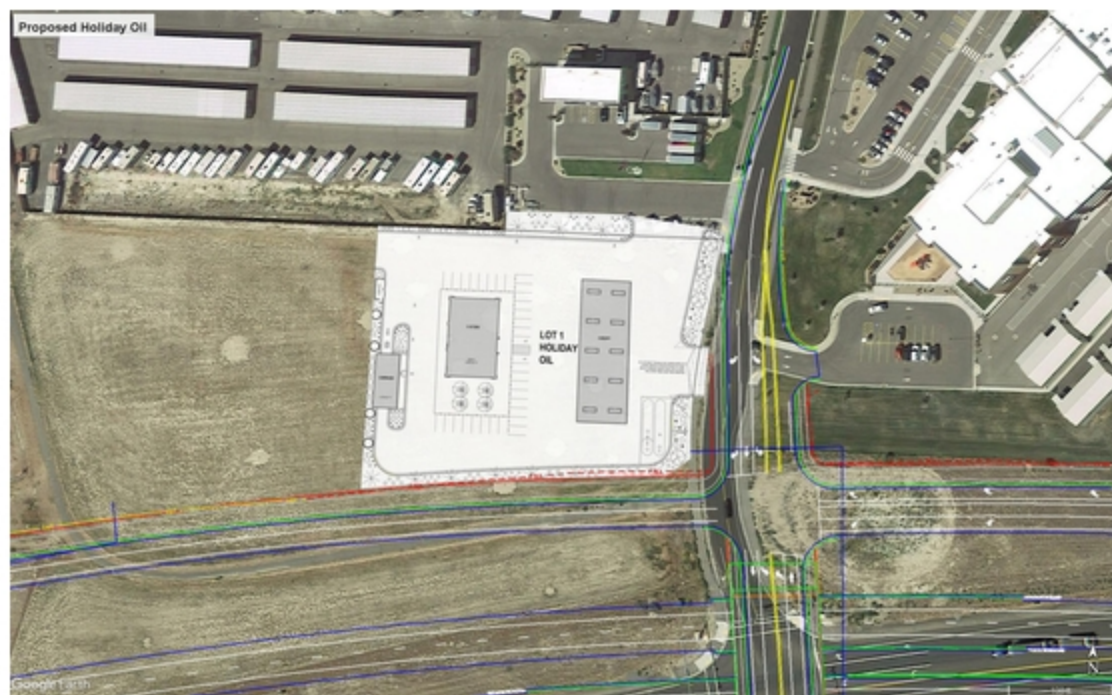
KEYED NOTES	
1	METAL STANDING SEAM ROOF (SCARLET RED).
2	ALUMINUM FASCIA.
3	SNOW CLIPS FRONT ONLY.
4	RAIN GUTTER w/ DRAIN SPOUT INSIDE COLUMN.
5	SYN. STUCCO ICBO #4327 OVER (2) LAYERS OF 30 MINUTE PAPER (HAWAIIAN CREAM).
6	ALUMINUM FRAME STORE FRONT WINDOWS.
7	EMERGENCY SHUT OFF.
8	BRICK "MT. RED"
9	RECESSED EIFS SIGN PANEL.
10	MAN DOOR.
11	12" TURTLE VENTS (20) REQUIRED.
12	BALLARD @ GAS METER. LOCATION TBD.



SIGNAGE SHALL HAVE A WHITE 2" LETTER ON A RED BACKGROUND AND SHALL BE INSTALLED ADJACENT TO THE EMERGENCY FUEL SHUT OFF SWITCH.

3 EMERGENCY SHUT OFF SIGN
SCALE: 3/4" = 1'-0"







**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2019**

TITLE:	Approval of the 2020 Planning Commission Calendar
ITEM TYPE:	Resolution
APPLICANT:	Staff

ACTION ITEM:

Yes

PUBLIC HEARING:

No

REQUIRED FINDINGS:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

Since there will only be three commissioners on the Planning Commission on January 14th, the meeting will be canceled unless a meeting is absolutely necessary based on project timelines.

RECOMMENDATION:

N/A

PREPARED BY:

Michael Hadley,
Planning

Attachments:

[2020 Planning Commission Meeting Schedule](#)

EAGLE MOUNTAIN PLANNING COMMISSION

2020 MEETING SCHEDULE

Eagle Mountain City Council Chambers or Conference Room

1650 East Stagecoach Run, Eagle Mountain, Utah

The Eagle Mountain Planning Commission, at its regularly scheduled meeting on December 10, 2019, adopted the following meeting schedule for 2020.

Work Sessions 5:30 p.m.

Policy Sessions 6:00 p.m.

January 14, 28

February 11, 25

March 10, 24

April 14, 28

May 12, 26

June 9, 23 Primary Election

July 14, 28

August 11, 25

September 8, 22

October 13, 27

November 10, 24

December 8

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL

PLANNING COMMISSION MEETINGS

If you need a special accommodation to participate in a Planning Commission meeting, please call the Planning Department at least 3 working days prior to the meeting at 801-789-6617.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2019

TITLE:	Ault Farms Concept Plan
ITEM TYPE:	Concept Plan
APPLICANT:	Flagship Homes

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

N/A

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

The Ault Farms concept plan contains five residential villages and one technology / business park village. The plan includes a total of 12 acres of commercial property, 125 acres of technology or business park property, the dedication of collector and arterial roads (in compliance with the City's Transportation Master Plan), a 20-acre community park, a mix of neighborhood and pocket parks, an interconnecting trail system, and a variety of lot sizes and housing types.

The property is currently zoned Agriculture, and the General Plan designates areas of the property as Neighborhood Residential One, Business Park, Foothill Residential, and Parks and Open Space. The major power and utility corridor crosses through the eastern section of the property.

NEXT STEPS:

- Concept Plan discussion with the City Council;
- Submittal of a master development plan application, which would include a land use map, an infrastructure map, a traffic plan/study, an environmental impact report, a grading and drainage plan, a parks and open space trail plan, an economic analysis, and a master development agreement, among other items;
- Submittal of a General Plan Amendment application, if determined necessary.
- Preliminary plats, site plans, road dedication plats, final plats, etc.

ITEMS FOR CONSIDERATION:

- This property is located near the City Wastewater Treatment Facility, adjacent to a major utility corridor, south of some of the older city center neighborhoods, and will be the furthest south residential development in this part of the city.
- This property is the closest residential property to the large technology / business park area that is feasible to develop.
- This property will benefit from three major roadways: Pony Express Parkway, Tiffany Lane / Pole Canyon Boulevard, and the future Arterial road along the utility corridor.
- Rezones and master development plans should be "consistent" with the General Plan. "Consistent," however, is not interpreted as strict compliance

with the General Plan designations. The State Code states that the general plan is an advisory guide for land use decisions. If the Commission feels that aspects of the proposed project require general plan amendments, then that feedback should be provided to the applicant.

RECOMMENDATION:

Please discuss the proposed concept plan with the applicant at the meeting and provide as much feedback as possible so the applicant can modify the plans and prepare to submit a master development plan application.

Attachments:

[Concept Plan - Ault Farms 12-5-19](#)

**MASTER
DEVELOPMENT
AGREEMENT**

Ault Farms, Eagle Mountain

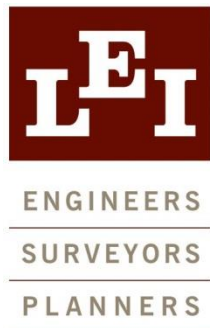




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EXECUTIVE SUMMARY

Ault Farms is an approximately 750-acre community anchored on the south end of Pony Express Parkway. The development provides diverse housing opportunities adjacent to the growing Technology and Business Park zoning incorporated into the development and directly to the south. This development is the first large project undertaken which is based on the recently approved Eagle Mountain Zoning ordinance. As such, the development incorporates the new zoning designations and provides minor modifications in order to promote diversity of product within a project of this size.

The overall community is divided into six Villages based on anticipated land uses, major transportation corridors and access to open space amenities. The Villages are as follows:

Village 1 – Villas at Ault Farm

- Approximately 122. 3 Acres
- 740 Total Units
- 4.0 Acres of Commercial

Village 2 – Cottages at Ault Farm

- Approximately 140.9 Acres
- 847 Total Units

Village 3 – Bungalows at Ault Farm

- Approximately 104.7 Acres
- 1,041 Total Units
- 12.0 Acres of Commercial

Village 4 – Manors at Ault Farm

- Approximately 117.1 Acres
- 971 Total Units

Village 5 – Technology at Ault Farm

- Approximately 125.0 Acres
- 125.0 Acres of Technology or Business Park Use

Village 6 – Estates at Ault Farms

- Approximately 35.6 Acres
- 89 Total Units

LEGAL DESCRIPTION

The project includes the following parcels:

59:018:0010	700.5 Acres	59:045:0031	1.6 Acres
59:018:0012	47.0 Acres	59:018:0033	0.2 Acres
59:056:0019	1.2 Acres	59:045:0016	0.6 Acres
59:045:0086	1.1 Acres		

See the attached **Figure 1** for a map of the proposed project area.



FIGURE 1 – PROJECT AREA



LAND USE

Land use for Ault Farms is based on the City’s recently adopted Residential Development Standards. The General Plan Residential Categories of Neighborhood Residential 1, 2 and 3 are used. With a project of this size, it is desirous to have additional criteria and controls to avoid expansive areas of a single type zoning or product. To accomplish this goal, several of the General Plan Residential Categories have been broken down further based on diversity of proposed housing products.

NEIGHBORHOOD RESIDENTIAL 1

R-1, Single Family Detached based on the City’s Residential Development Standards.

- 14,520 SF Average
- 2.5 Units per acre for planning purposes

R-2, Single Family Detached based on the City’s Residential Development Standards.

- 10,890 SF Average
- 3.0 Units per acre for planning purposes

R-3, Single Family Detached based on the City’s Residential Development Standards.

- 8,500 SF Average
- 3.5 Units per acre for planning purposes

R-3 Coved, Single Family Detached. In order to provide a variety of R-3 size lots, a “Coved” type of development pattern is proposed within the development. An example and associated elements of coved development is contained within **Figure 2** which will necessitate the following exceptions to the standard R-3:

- 60’ minimum frontage measured at designated setback
- 20’ minimum frontage measured at right-of-way
- 5’ minimum side yard
- 2,000’ maximum block length with a mid-block pedestrian access



Residential 1 Example



Residential 1 Example



Residential 1 Example



Residential 1 Example



Residential 1 Example



FIGURE 2 – COVED DEVELOPMENT



NEIGHBORHOOD RESIDENTIAL 2

RC, Single Family Detached. In order to provide additional diversity of single-family lot arrangements, the RC residential zone is proposed to be divided into 3 categories:

RC -A, Single Family Detached based on City’s Residential Development Standards.

- 6,000 SF Average
- 5 Units per acre for planning purposes

RC-B, Single Family Detached Cluster Lots. These type of lots are often referred to as “quad packs” or “six packs” and are single family detached units which share a common driveway or auto-court. An example of this type of development is contained within **Figure 3**.

- 4,500 SF minimum lot size
- 4,700 SF average lot size
- 5’ minimum side yard
- 10’ minimum rear yard
- Shared driveway
- 18’ minimum driveway length
- 6 Units per acre for planning purposes

RC-C, Single Family Short Frontage Lots. Again, in order to create diversity of product with the same size lot, a short frontage option is proposed. An example of this type of development is contained within **Figure 3**.

- 4,500 SF minimum lot size
- 4,700 SF average lot size
- 40’ minimum frontage
- 5’ minimum side yard
- 7 Units per acre for planning purposes

MF1, Single Family Patio, Multi-Family. In order to provide additional product diversity to the development, the MF1 residential zone has been divided into 3 categories:

MF1-A, Patio Homes based on the City’s Residential Development Standards.

- 8 Units per acre for planning purposes

MF1-B, Attached Units with 2-4 units per building

- 2-4 Units per building
- 7 Units per acre for planning purposes

MF1-C, Townhomes with up to 6 units per building

- Traditional townhome products
- 10 Units per acre for planning purposes



Residential 2 Example



Residential 2 Example



Residential 2 Example



Residential 2 Example



FIGURE 3 – CLUSTER EXAMPLE



NEIGHBORHOOD RESIDENTIAL 3

MF2, Multi-Family. As with MF1, the MF2 has been divided into additional categories in order to provide additional product diversity:

MF2-A, Townhomes. This distinction within the MF2 category is to create a division for a land use density that would accommodate townhomes without the allowance for condominiums or apartments.

- Up to 10 units per building
- 14 Units per acre for planning purposes

MF2-B, Based on the City’s Residential Development Standards

- Townhomes and Condominiums
- 20 Units per acre for planning purposes



Multi-Family Example, Front Load Townhomes



Multi-Family Example, Alley Load Townhomes



Multi-Family Example, Alternative Front Load Townhomes



OPEN SPACE

Open Space within the development will be provided according to the Residential Development Standards as follows:

- R1 Land Uses: 750 square feet per lot
- R2 Land Uses: 900 square feet per lot
- R3 Land Uses: 1,000 square feet per lot
- RC Land Uses: 1,000 square feet per lot
- MF1 Land Uses: 1,000 square feet per lot or unit
- MF2 Land Uses: 1,000 square feet per lot or unit

Open Space to be improved in compliance with the Eagle Mountain City Code and will be improved proportional to the platted units according to the above schedule. Improvements of Open Space intended for City ownership will be designed for amenities and programming based on the City’s Park Master Plan.

CIVIC USE

As the development process occurs, civic uses such as church and school sites will be negotiated with the associated organizations and added to the development plan. Placement of these facilities will be based on need, access, traffic patterns and availability of utilities. As these uses are incorporated, the following equivalent unit counts will be used:

- Standard 3.25 +/- acre Church site: 3 Equivalent Units
- Large 3.75 +/- acre Church site: 5 Equivalent Units
- Elementary School site: 12 Equivalent Units
- Junior High School site: 25 Equivalent Units
- Other Civic Uses: DRC Review

COMMERCIAL USE

Areas identified as Commercial Use are intended for neighborhood commercial type uses according to the Residential Commercial Section of the Eagle Mountain City Code. Should these areas not be sold or subdivided for Commercial Use within a 3-year timeframe from the overall plan approval, the areas will be allowed to use a MF1-B Land Use designation.

TECHNOLOGY USE

Areas identified as Technology Use are intended for technology or business park uses and will be governed by the Professional Office Section of the Eagle Mountain City Code. Should this area not be sold or subdivided for Technology or Business Park use within a 5-year timeframe from the overall plan approval, the area will be allowed to use a R2 Land Use designation.



VILLAGE PLAN

The overall project has been divided into 6 Villages based on the following principles:

- Master plan transportation corridors have been included according to the City’s latest TMP. These corridors divide the property and begin to shape the Village layout.
- Open Space corridors have been preserved from the north boundary through to larger park areas or proposed trail corridors. In addition, the existing off-site trail area north of the development is proposed to be improved in order to provide the desired landscape buffer and trail connectivity.
- Open Space parks have been designated according to the City’s Parks Master Plan. These include a Community Park of 20 +/- acres and a centralized Neighborhood Park of 8+/- acres. In addition to these designated park areas, additional Open Space will be provided in order to maintain a ¼ mile distance from housing to an open space element.
- The power corridor has been preserved as Open Space and will be improved as a linear park and trail with an emphasis on natural vegetation.
- The Technology Land Use has been separated from the housing components with a larger roadway.

See **Figure 4** for a depiction of these Villages along with the following Land Use descriptions on the following page.

VILLAGE 1 –VILLAS AT AULT FARM

This Village contains the initial phases of development and will set the tone for all remaining Villages. Villas at Ault Farm will contain distinct products and land uses, examples of which are contained within this document:

- **R2 Single Family Lots.** These lots are located adjacent to the existing development along the north boundary of the Village. In order to maintain consistency with the existing lots, development along the boundary will be single family lots with a minimum area of 8,000 square feet.
- **R3 Single Family Lots.** These lots are characterized by detached, traditional single-family housing products with a minimum lot area of 6,500 square feet and an average lot area of 8,500 square feet.
- **RC-A Single Family Lots.** These lots are characterized by detached, traditional single-family housing products with a minimum lot area of 4,500 square feet.
- **RC-B Single Family Detached Cluster Lots.** Cluster type lots share a common driveway and generally contain 4 to 6 individual single-family lots. The minimum lot area is 4,500 square feet.
- **MF1-C Multi-Family Units.** These units will consist of attached townhome units. The location of these units within the Village will be anchored by transportation corridors and connection of open space.
- **Commercial.** The corner of Pony Express Boulevard and Ault Boulevard will provide a reasonable area for neighborhood commercial uses. An initial 4 acres will be set aside for this land use.

VILLAGE 2 – COTTAGES AT AULT FARM

This Village provides the transition from more intense land uses within Village 1 to a predominantly single-family Village. Cottages at Ault Farm may contain five distinct products, examples of which are contained within this document:

- **R2 Single Family Lots.** These lots are located adjacent to the existing development along the north boundary of the Village. In order to maintain consistency with the existing lots, development along the boundary will be single family lots with a minimum area of 8,000 square feet.
- **R3 Single Family Lots.** These lots are characterized by detached, traditional single-family housing products with a minimum lot area of 6,500 square feet and an average lot area of 8,500 square feet.
- **RC-A Single Family Lots.** These lots are characterized by detached, traditional single-family housing products with a minimum lot area of 4,500 square feet.
- **RC-B Cluster Lots.** Cluster type lots share a common driveway and generally contain 4 to 6 individual single-family lots. The minimum lot area is 4,500 square feet.

VILLAGE 3 – BUNGALOWS AT AULT FARM

This Village contains the highest intensity uses due to its location adjacent to major roadways, neighborhood commercial and the proposed Community Park. Bungalows at Ault Farm will be predominantly multi-family units with a mix of additional products, examples of which are contained within this document:

- **RC-A Single Family Lots.** These lots are characterized by detached, traditional single-family housing products with a minimum lot area of 4,500 square feet.
- **RC-C Single Family Short Frontage Lots.** These lots are characterized by detached, traditional single-family housing products. The minimum lot area is 4,500 square feet.
- **MF2-A Townhome Units.** These units will consist of attached townhome or condominium units. The location of these units within the Village will be anchored by transportation corridors and connection of open space.
- **Commercial.** The corner of Pony Express Boulevard and Ault Boulevard will provide a reasonable area for neighborhood commercial uses. The corner is well suited for a larger commercial area and therefore, an initial 12 acres will be set aside for this land use.

VILLAGE 4 – MANORS AT AULT FARM

Similar to Village 2, this Village provides transition from more intense land uses within Village 3 to a predominantly single-family Village at its eastern edge. Manors at Ault Farm will be predominantly multi-family lots with a mixture of additional products, examples of which are contained within this document:

- **R3 Single Family Coved Lots.** “Coved” development methods are encouraged within this Village in order to provide additional variety of single-family housing product options. This type of development utilizes curvilinear roadways, varying setbacks streetscapes and specific house placement to provide a unique housing experience.
- **RC-B Cluster Lots.** Cluster type lots share a common driveway and generally contain 4 to 6 individual single-family lots. The minimum lot area is 4,500 square feet.
- **RC-C Single Family Short Frontage Lots.** These lots are characterized by detached, traditional single-family housing products. The minimum lot area is 4,500 square feet.
- **MF1-C Multi-Family Units.** These units will consist of attached townhome units. The location of these units within the Village will be anchored by transportation corridors and connection of open space.
- **MF2-A Townhome Units.** These units will consist of attached townhome or condominium units. The location of these units within the Village will be anchored by transportation corridors and connection of open space.

VILLAGE 5 – TECHNOLOGY AT AULT FARM

Due to the rapid development of Tech in Eagle Mountain, the need for “pad-ready” tech properties are rising. This property is ideally located to take advantage of this growth due to its proximity to power, fiber optic cable, water and sewer services. This Village will be marketed, all or in part, through specialty agencies and the State of Utah’s EDCU.

VILLAGE 6 –ESTATES AT AULT FARM

This Village is at the edge of the larger hillside estates lots as designated by the City’s General Plan. The Village is rather independent as it is separated from the other Villages by the power corridor open space and major arterial roadway. Flagship Estates will contain one product type:

- **Single Family Estate Lots.** The Estate Lots will be distinguished from the other Villages based on their lot size of an average size of 14,520 square feet. This size of lot will allow for larger homes, detached garages and larger landscaped areas.

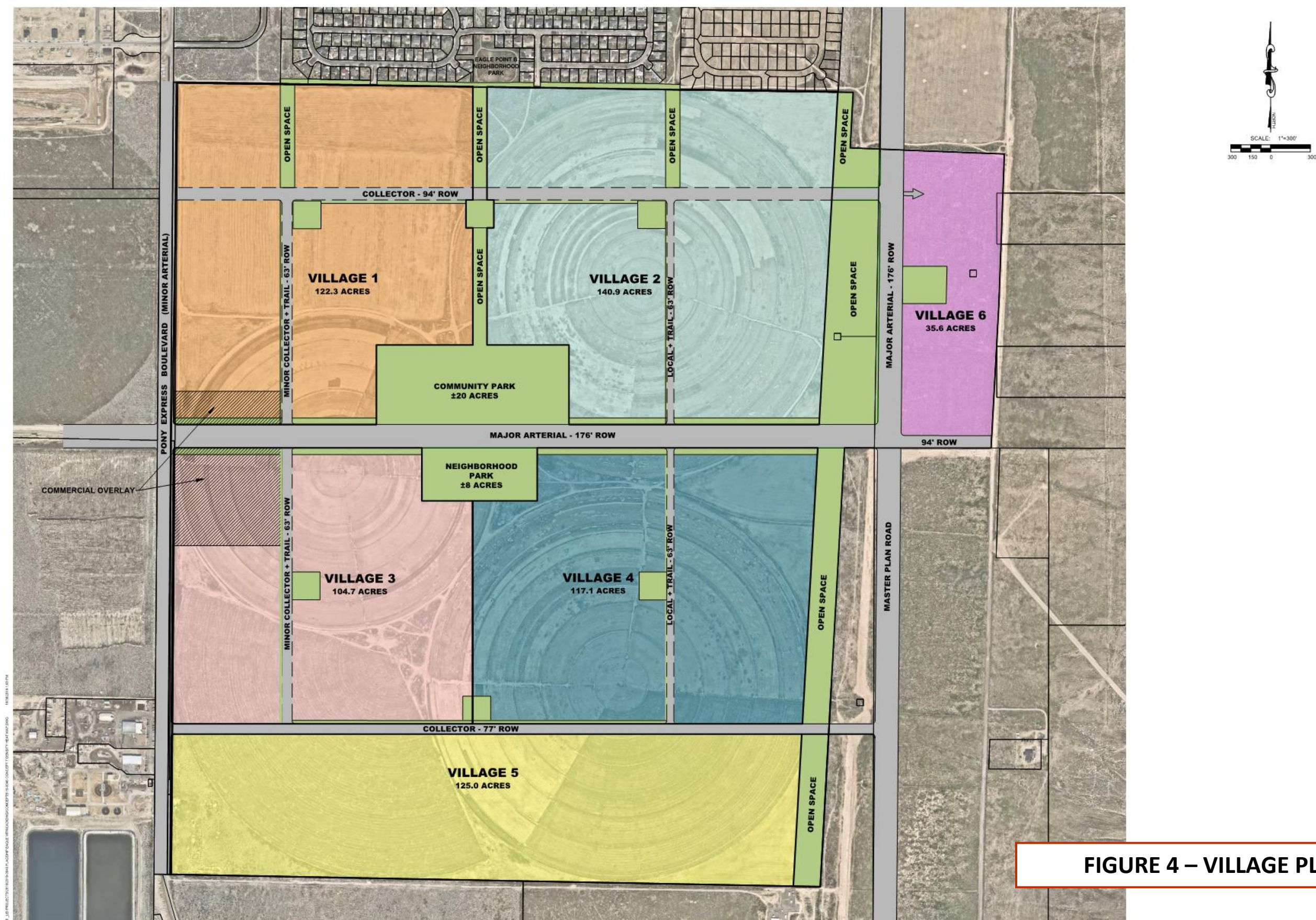


FIGURE 4 – VILLAGE PLAN



PROPOSED UNIT COUNT

The overall unit count within Ault Farm is based on the proposed land uses and planning densities as previously discussed in this document. The following spreadsheet shows the anticipated Land Uses and maximum unit count associated with each Village.

Village	Land Use Type	Area (Acres)	Density (Units/Acre)	Unit Count (Units)
1		122.3	6.05	740
	R-2	15	3.00	45
	R-3	18	3.50	63
	RC-A	20	5.00	100
	RC-B	30.3	6.00	182
	MF1-C	35	10.0	350
	Commercial	4.0	NA	NA
2		140.9	6.01	847
	R-2	15	3.00	45
	R-3	15	3.50	53
	RC-A	40	5.00	200
	RC-B	40	6.00	240
	MF1-C	30.9	10.00	309
3		104.7	9.94	1,041
	RC-A	14	5.00	70
	RC-C	18.7	7.00	131
	MF2-A	60	14.00	840
	Commercial	12.0	NA	NA
4		117.1	8.29	971
	R-3	23	3.50	81
	RC-B	22.1	6.00	133
	RC-C	21	7.00	147
	MF1-C	26	10.00	260
	MF2-A	25.0	14.00	350
5		125.0	NA	NA
	Technology/BP	125.0	NA	NA
6		35.6	2.50	89
	R-1	35.6	2.50	89
Totals				3,688

The Land Use Type acreages shown are conceptual in nature and may adjust based on final development layout. Regardless of final Land Use acreages, the overall unit count of each Village represents the maximum number of lots or units.

DENSITY “HEAT” MAP

In the effort to create diversity of product within a project of this size, it is also necessary to be able to visualize the progression of density within the project. For this purpose, **Figure 5** shows the project’s density intensities, or “heat”. As shown, the densities are lowest at the northern and eastern boundaries of the development and then progress in intensity toward the centralized open space and transportation corridors. This will produce the diverse community desired with the least impact to neighboring properties.

UTILITIES

During the preliminary plat process and in conjunction with the City’s Engineering Department, an overall utility master plan will be produced to address utility services, including:

- Sanitary sewer service is available at the southwest corner of the development. It is anticipated that an additional master plan line will have to be installed to service this development prior to build-out.
- A new culinary waterline has been installed paralleling the power lines on the east side of the development. As development occurs and flow requirements dictate, additional master plan water lines will be extended through the project to loop this new line with the existing system within Pony Express Boulevard.
- Transportation planning will be reviewed for impacts or necessary modifications to the City’s current Master Transportation Plan. In addition to the larger master plan roadways, interior roadways and connection points will be reviewed and modeled to ensure adequate traffic flow and connectivity.
- Storm drainage will be contained on-site and designed according to City standard and site-specific infiltration testing. Basins associated with the storm drainage system will be integrated into the open space areas with particular attention to multi-use of the area.
- Culinary water right requirements will be defined by using the average sewer level of service of 244 gallons per day (gpd) per Equivalent Residential Unit (ERU) for indoor use. This will equate to approximately 0.28 acre-feet (ac-ft) per ERU.

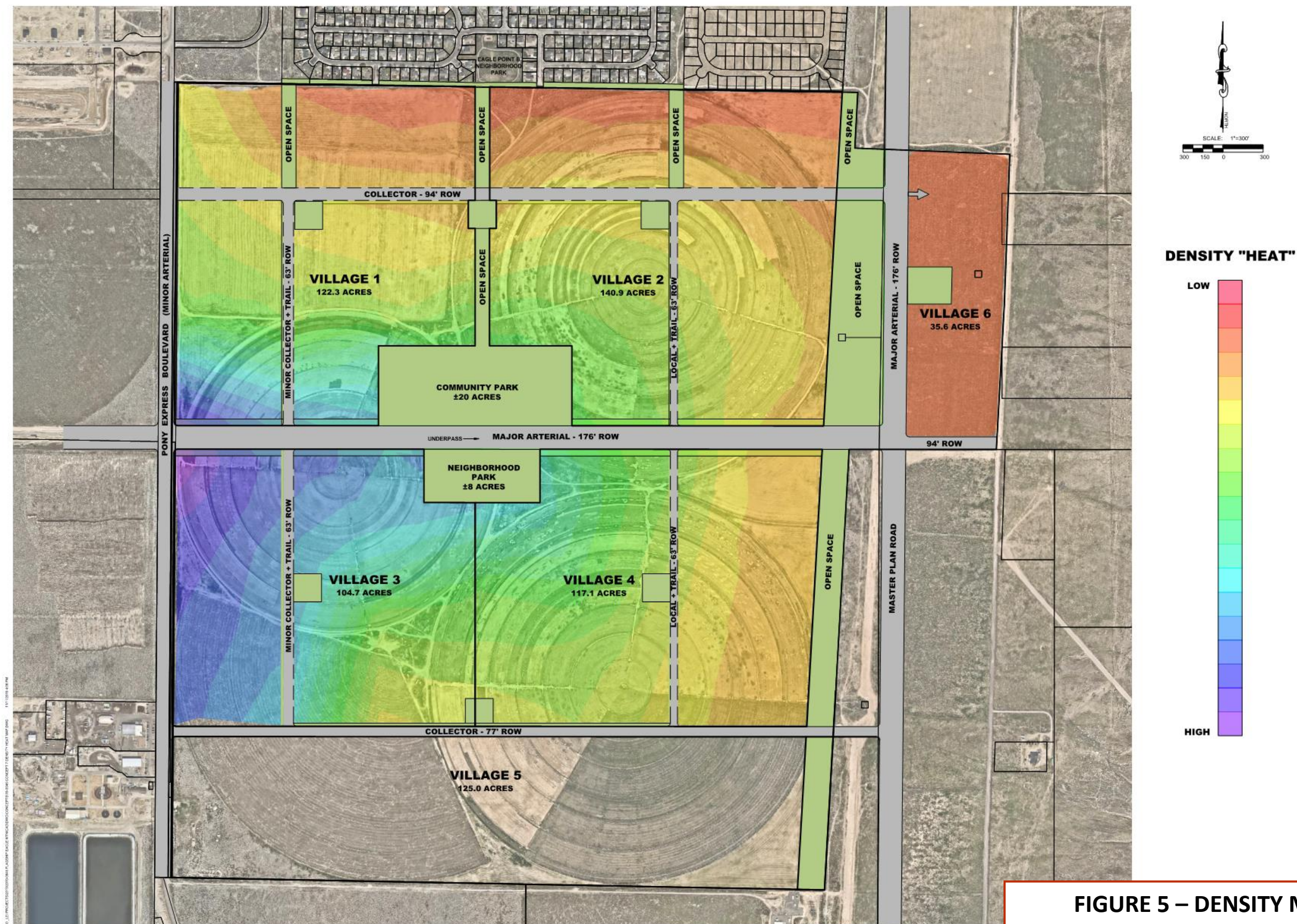
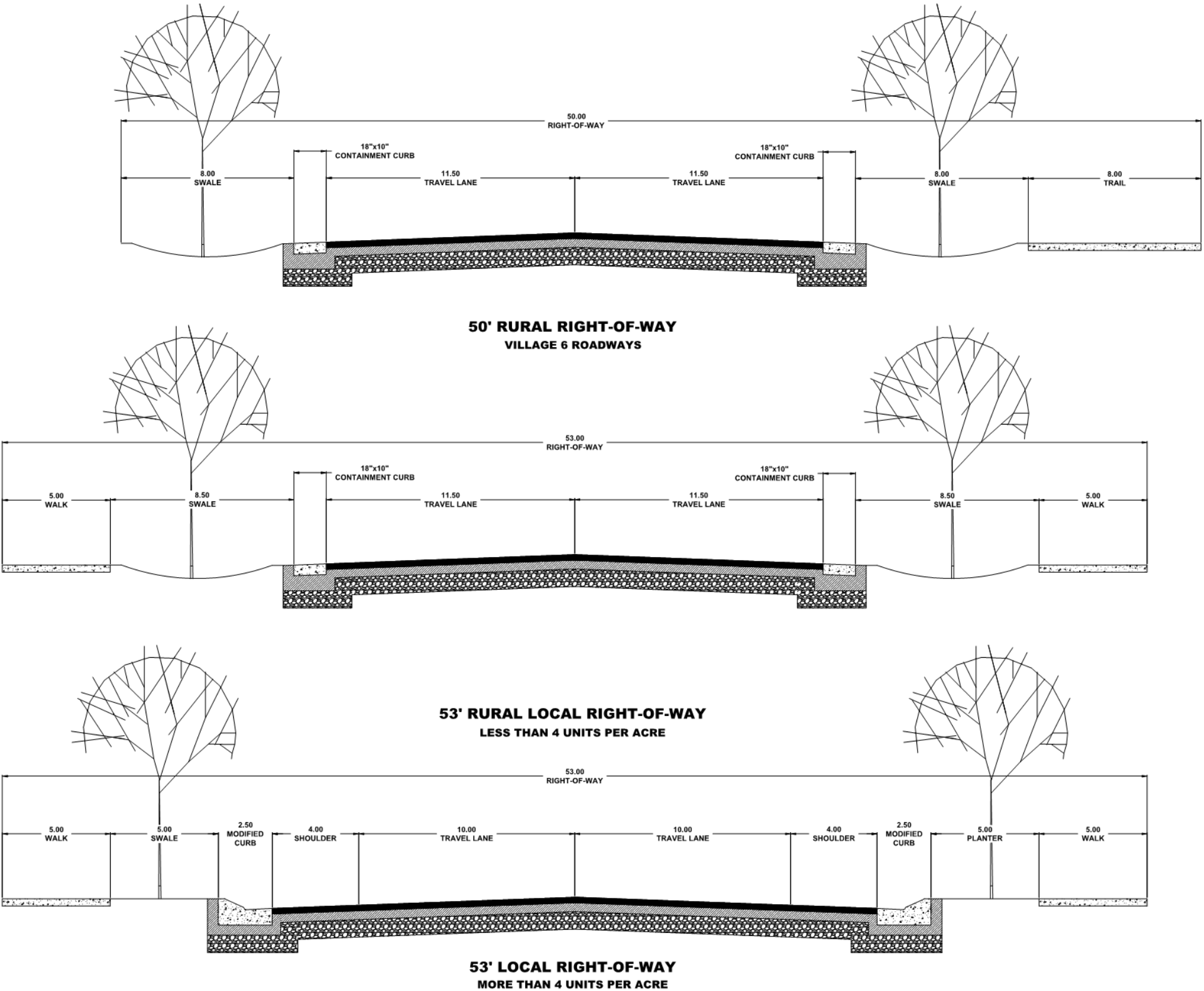


FIGURE 5 – DENSITY MAP



TRANSPORTATION

The following proposed right-of-ways are to be used in addition to those provided in City Standards:





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2019**

TITLE:	Scenic Mountain Townhomes
ITEM TYPE:	Concept Plan
APPLICANT:	Alpine Homes

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

This is a concept plan for a portion of the Scenic Mountain Development, consisting of 88 townhome units on 5.34 acres. This area is zoned as Flex Use on the approved Master Development Plan's Land Use Map and is approved for up to 90 residential units.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

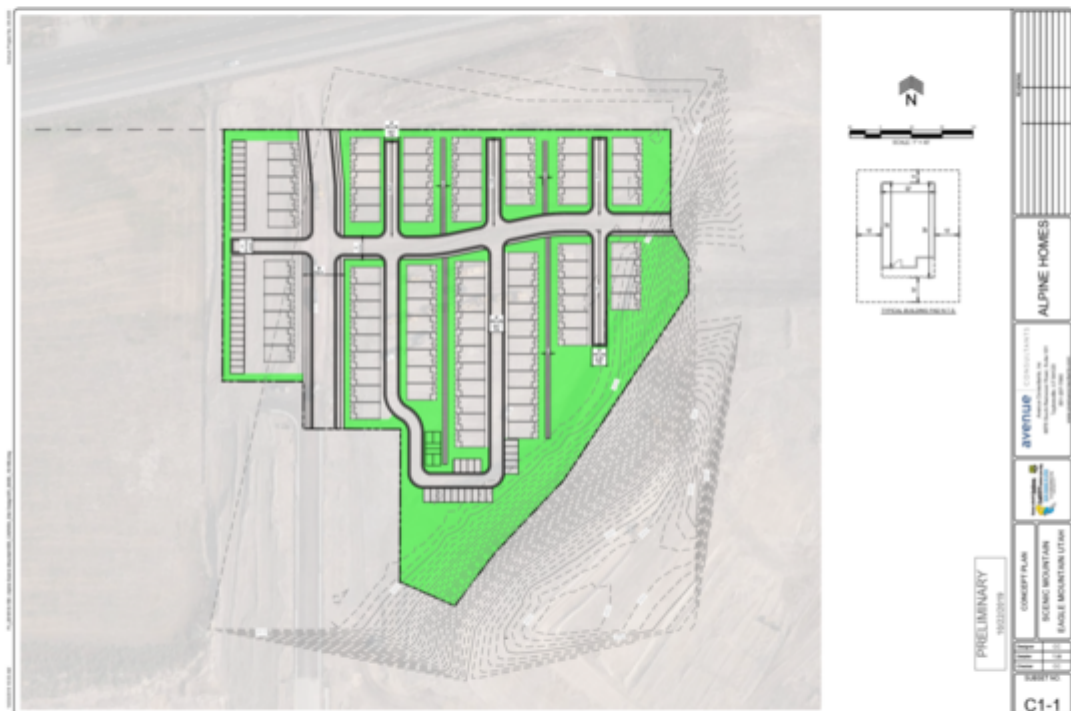
PREPARED BY:

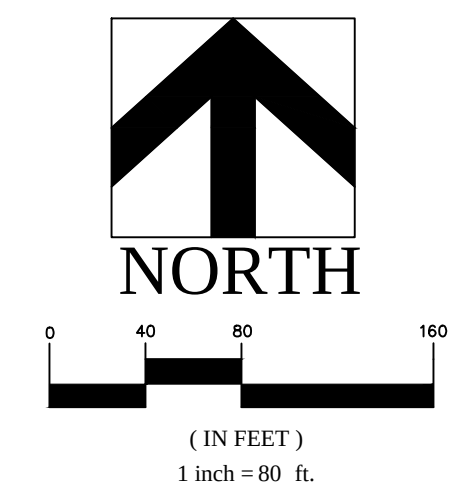
Michael Hadley,
Planning

Attachments:

[Scenic Mountain Plan](#)

[Exhibit B - Land Use Map.pdf](#)





GENERAL NOTE:

MINIMUM 10 FOOT SEPARATION BETWEEN BUILDINGS.

- FLEX USE
- TOWNHOMES
- CLUSTER HOMES

Description	Square Feet	Acres	Percent
Total Acrea of Overall Project	1,516,629	34.82	100%
Total Unbuildable Land (25%+ Slopes)	275,175	6.32	18%
Total Buildable A creage	1,241,454	28.50	82%
Tier III Cluster Homes	681,913	15.65	45%
Tier III Town Homes	439,459	10.09	29%
Flex Use Area	314,477	7.22	21%
Improved Open Space	289,000	6.63	

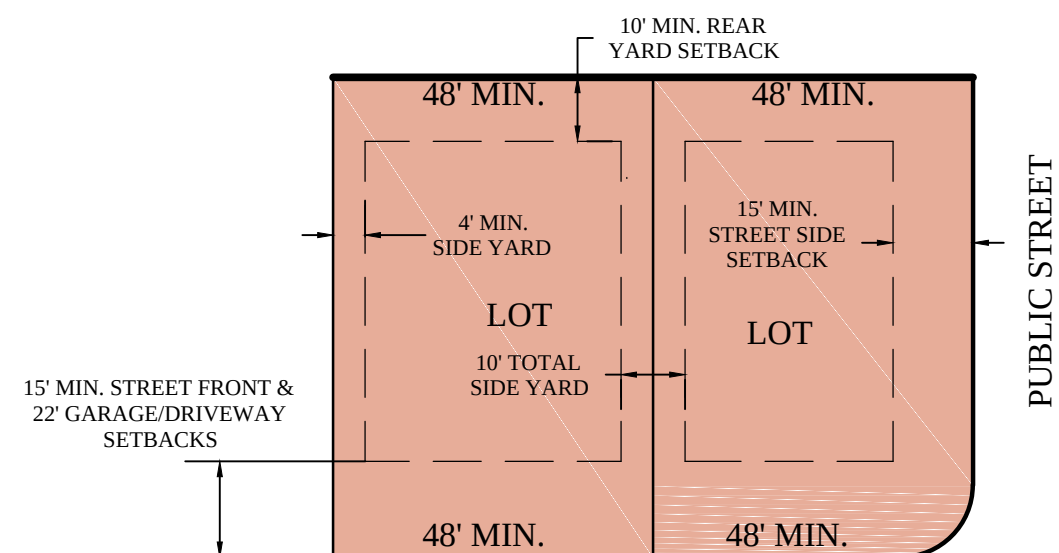
Denisites	Upto No. Units	Units/Acre
Tier III Cluster Home Density	86	5.49
Tier III Town Home Density	83	8.23
Units Outside UDOT A qestions Parcel (area=4.87 acres) = 40		
Units Within UDOT A quistion Parcel (area=5.23 acres) = 43		
Flex Use Density	120	16.69
Units Outside UDOT A quistions Parcel (area=5.48 acres) = 91		
Units Within UDOT A qistion Parcel (area=1.74 acres) = 29		
Overall Density	289	10.16

** PORTIONS OF THE NATURAL OPEN SPACE MAY BE BUILDABLE.

WEST ACCESS CONNECTION STUB

INVERNESS/
CONNECTION TO
MT. AIREY DRIVE

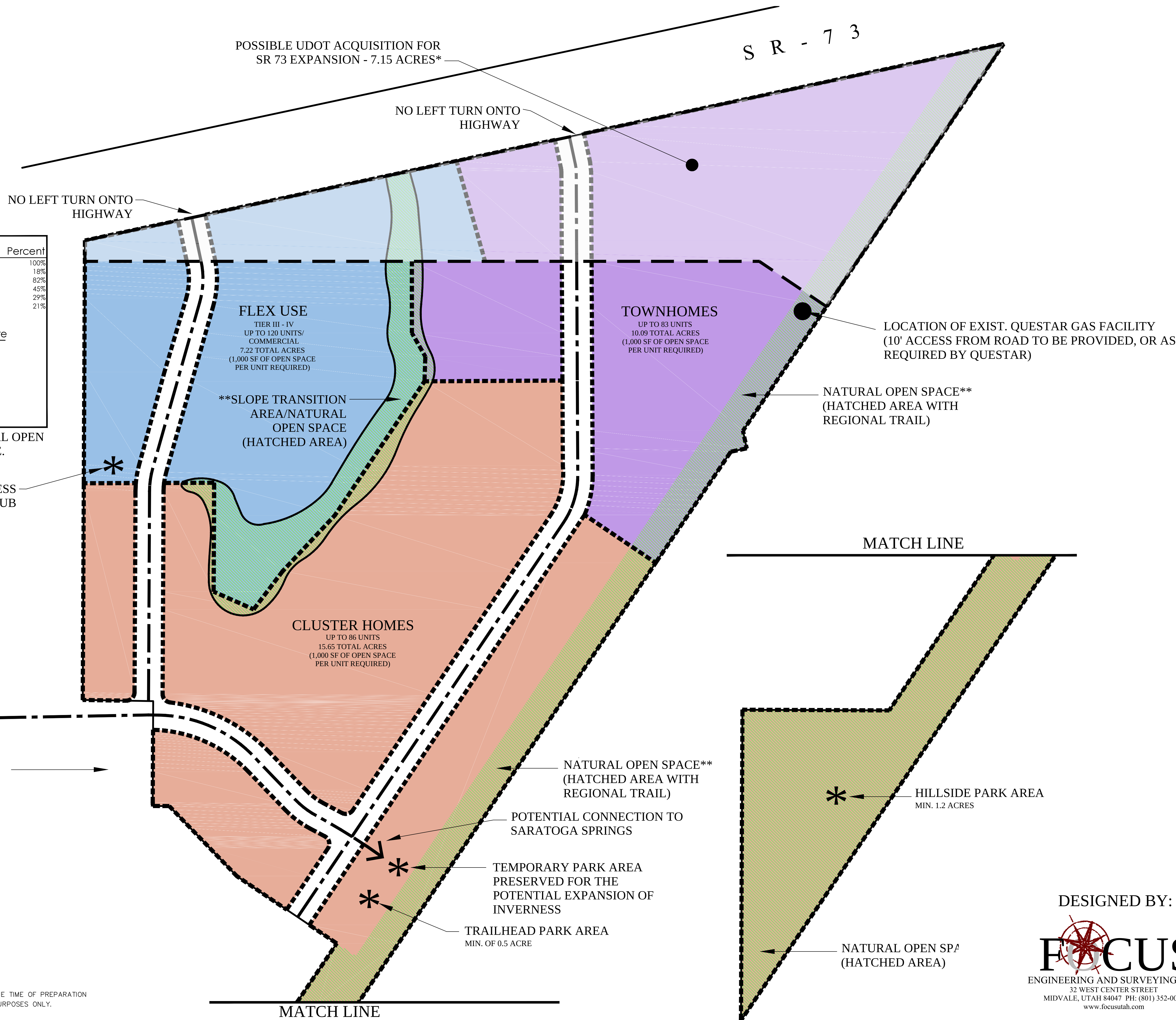
RETENTION AREA



PUBLIC STREET
CLUSTER SETBACK DETAIL

GENERAL NOTE:

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



DESIGNED BY:





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2019**

TITLE:	Scarlet Ridge
ITEM TYPE:	Concept Plan
APPLICANT:	Ryan Kent

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

This is a concept plan for the Scarlet Ridge development. This project is located on 160 acres along the East Bench and Lake Mountain Road and consists of 139 lots in the AG/R2 zone. The current Future Transportation Plan shows a collector road on the south and east sides of the development and a major arterial along the north.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

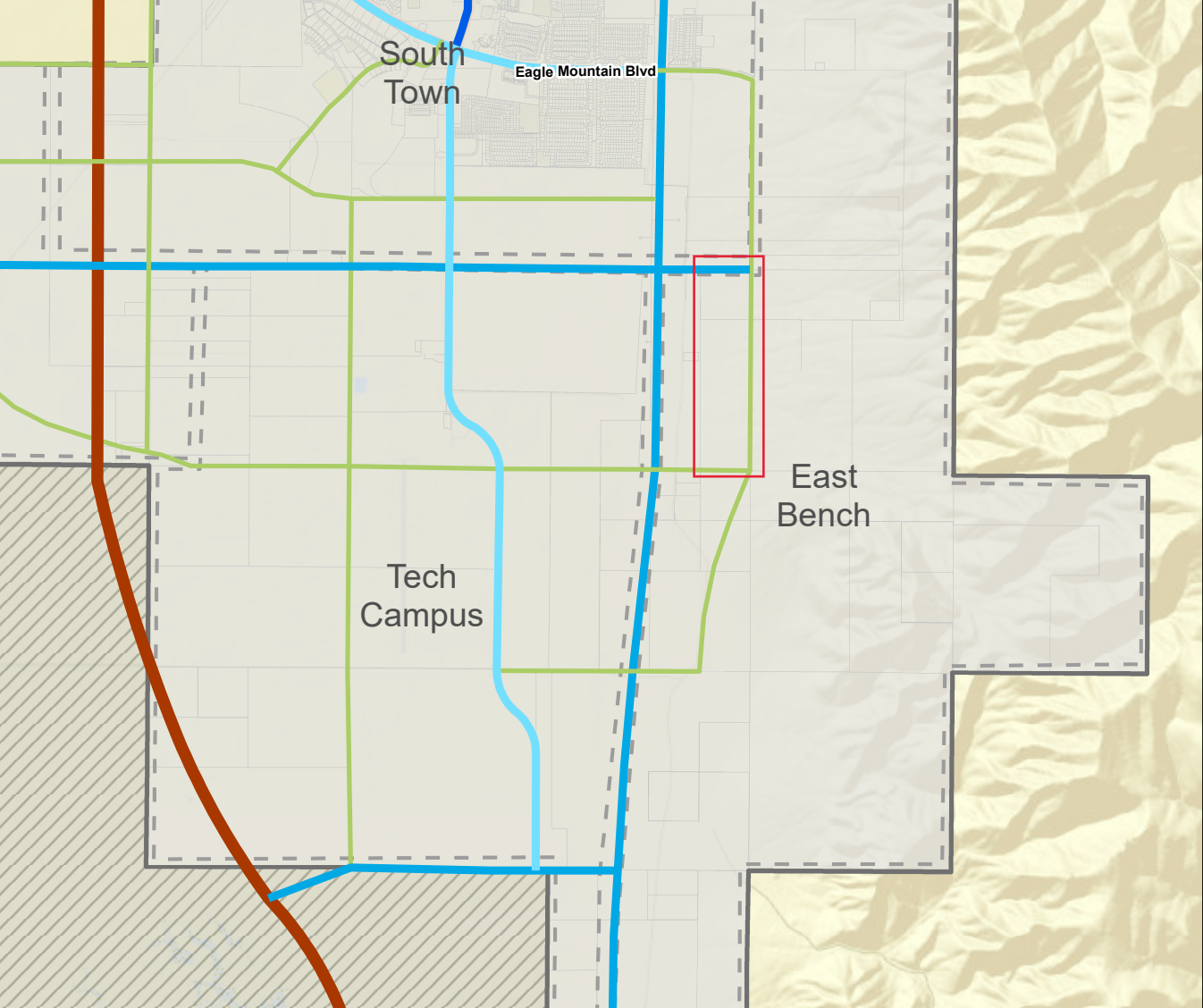
Michael Hadley,
Planning

Attachments:

[snapshot \(4\).jpg](#)

[Approved Transportation Master Plan 1.pdf](#)





South
Town

Eagle Mountain Blvd

Tech
Campus

East
Bench