



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

September 14, 2021, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A DISCUSSION - Citywide Rezone #1

1.B Concept Plan - Scenic Estates

Concept plan review for Scenic Estates, which includes 18 lots located west of the Arrival Subdivision on approximately 22 acres of a 163-acre parcel (58:044:0011).

[Concept Plan](#)

[Property Exhibit](#)

[Site Slopes](#)

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A August 24, 2021 Planning Commission Minutes

[PC Minutes 08.24.21 - DRAFT](#)

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Silverlake Plat 32

A site plan for 91 cluster lots and townhomes located in Silverlake, south of the wash.

[Landscape Rendering](#)

[Site Plan](#)

6.B Oquirrh Mountain Ranch Phase B

A proposal to amend the Oquirrh Mountain Ranch Master Development Plan and approve the Preliminary Plat for Oquirrh Mountain Ranch Phase B.

Option A Proposal
Existing Approval and Surrounding Development
Zoning Comparisons
Open Space.pdf
OMR Option A Prelim Package
OMR Option B MDP Package
OMR Option B Prelim Package
OMR Option B - Lot Distribution

6.C **PUBLIC HEARING - Development Code Amendments - Title 17 Zoning**

Development code amendments to Title 17 Zoning including accessory dwelling units and sign regulations.

[Sign Regulations \(Flags\)](#)

[Draft ADU Code](#)

[Draft Use Table - ADUs](#)

7. **Discussion Items**

8. **Next Scheduled Meeting**

9. **Adjournment**

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 10th day of September, 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 CITY
PLANNING COMMISSION MEETING
SEPTEMBER 14, 2021**

TITLE:	DISCUSSION - Citywide Rezone #1		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

BACKGROUND:

With the expiration of some major master development agreements in the city, and the adoption of new zones (residential, commercial, open space, public facilities, etc.), the City is beginning the process of rezoning existing properties in the City to match current zones in the Municipal Code. The properties will be presented over the course of many months, broken up into various areas of the city. The areas will be reviewed by the Commission in work sessions to discuss the proposed zones, nonconforming lots, and other impacts to the properties, prior to notifying property owners and presenting the rezones in a public hearing.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 14, 2021**

TITLE: Concept Plan - Scenic Estates

ITEM TYPE: Concept Plan

APPLICANT: Braiden Rindlisbacher

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

This concept plan is for a proposed 18-lot subdivision located on approximately 22 acres located west of the Arrival Development on parcel 58:044:0011. The parcel was annexed to the City at the November 17, 2020 City Council meeting and was zoned Agriculture. The City's Future Land Use Map designates this parcel as "Parks and Open Space." At the time of annexation the property owner informed the City Council of their intent to propose one-acre lots in this portion of their property. The applicant will need to submit a general plan amendment application (to change the designation to Agricultural/Rural Density 2) and a rezone application to the RD1 zone to be reviewed and approved at a later date.

ITEMS FOR CONSIDERATION:

ZONING

This parcel was zoned agricultural when it was annexed to the City in November, 2020. The Future Land Use Map identifies this parcel as "Parks and Open Space." The appropriate zone for the proposed lot sizes would be RD1. Per EMMC 17.25.020 (B) the RD1 zone is defined as "large lot residential developments that preserve open space, 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." The applicant will need to submit a rezone application to be reviewed and approved at a later date.

RESIDENTIAL DEVELOPMENT STANDARDS

Per EMMC 17.25.040, The minimum lot frontage for RD1 is 125' (feet). The applicant was made aware during the DRC meeting that lot frontages will need to be shown to ensure they are compliant with city code.

ACCESS

The concept plan proposes that this subdivision will connect and be accessed from a future phase in the Arrival Development ending with a cul-de-sac to the south. EMMC 17.25.040 minimum lot frontages on cul-de-sacs are 75' (feet) in the RD1 zone.

REQUIRED FINDINGS:

There are no required findings for concept plan applications.

RECOMMENDATION:

The Planning Commission should review the concept plan and discuss the development intentions with the applicant. Any feedback is non-binding and may be used by the applicant and property owner to guide them in the preparation of subsequent development applications (EMMC 16.15.050).

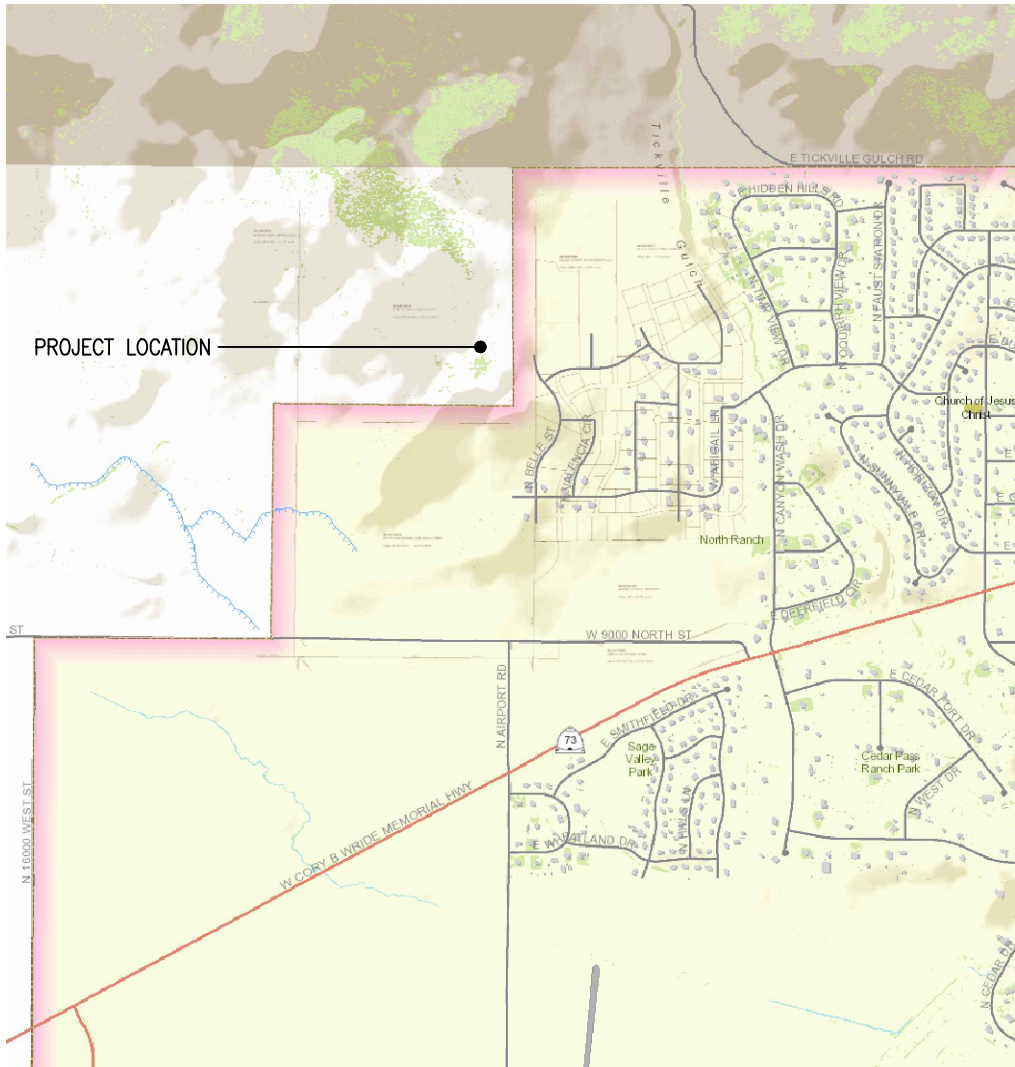
ATTACHMENTS:

[Concept Plan](#)

[Property Exhibit](#)

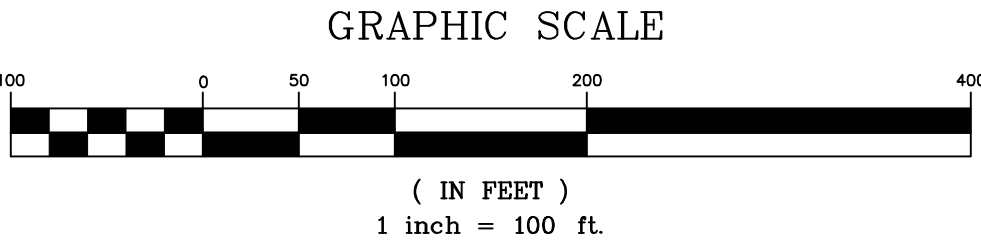
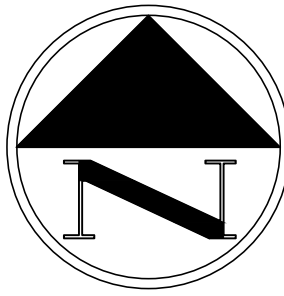
[Site Slopes](#)

SHIRLEY BUTTERFIELD, LTD
PARCEL ID No. 58-044-0011
163.2 ACRES (TOTAL INCLUDING PROPOSED 20 LOTS)



NOTES

1. PARCEL DATA WAS OBTAINED FROM THE UTAH AGRC WEBSITE.
2. PARCEL OWNER INFORMATION WAS OBTAINED FROM THE ONLINE UTAH COUNTY PARCEL MAP.
3. THE LOT LAYOUT FOR ARRIVAL SUBDIVISION IS PER DRAWINGS PREPARED BY FOCUS ENGINEERING.
4. TOTAL AREA UTILIZED FOR THIS 18 LOT PROJECT IS 22.049 ACRES.
5. BENCH DRAINS TO BE PROVIDED ALONG UPHILL SIDE OF LOTS TO DIRECT FLOW DOWN LOT LINES.
6. THE DRAINAGE CHANNEL UPHILL OF LOTS 1 THROUGH 3 WILL BE ADJUSTED TO FLOW ALONG THE EAST SIDE OF LOT 3. A DETAILED ANALYSIS WILL BE DONE AT A LATER DATE AND THE DRAINAGE MAY NEED TO FLOW THROUGH EITHER LOT 1 OR LOT 2, DEPENDING ON TOPOGRAPHY.
7. LOTS 12 THROUGH 16 WILL BE REQUIRED TO RETAIN WATER ON THEIR LOT.
8. LOT 17 MAY DISCHARGE INTO THE DETENTION BASIN BEHIND LOT 18.
9. THE STREET AND LOTS 1 THROUGH 11 WILL DRAIN TO THE STREET AND BE COLLECTED IN STORM DRAIN PIPING AND DETAINED IN A DETENTION BASIN IN THE REAR OF LOT 18.



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

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

IT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702

LICENSED PROFESSIONAL ENGINEER
No. 49490-2302
JASON H. THOMPSON
STATE OF UTAH

#	DATE	BY	DESCRIPTION

BUTTERFIELD 18 LOT SUBDIVISION

CONCEPT PLAN

EAGLE MOUNTAIN, UTAH

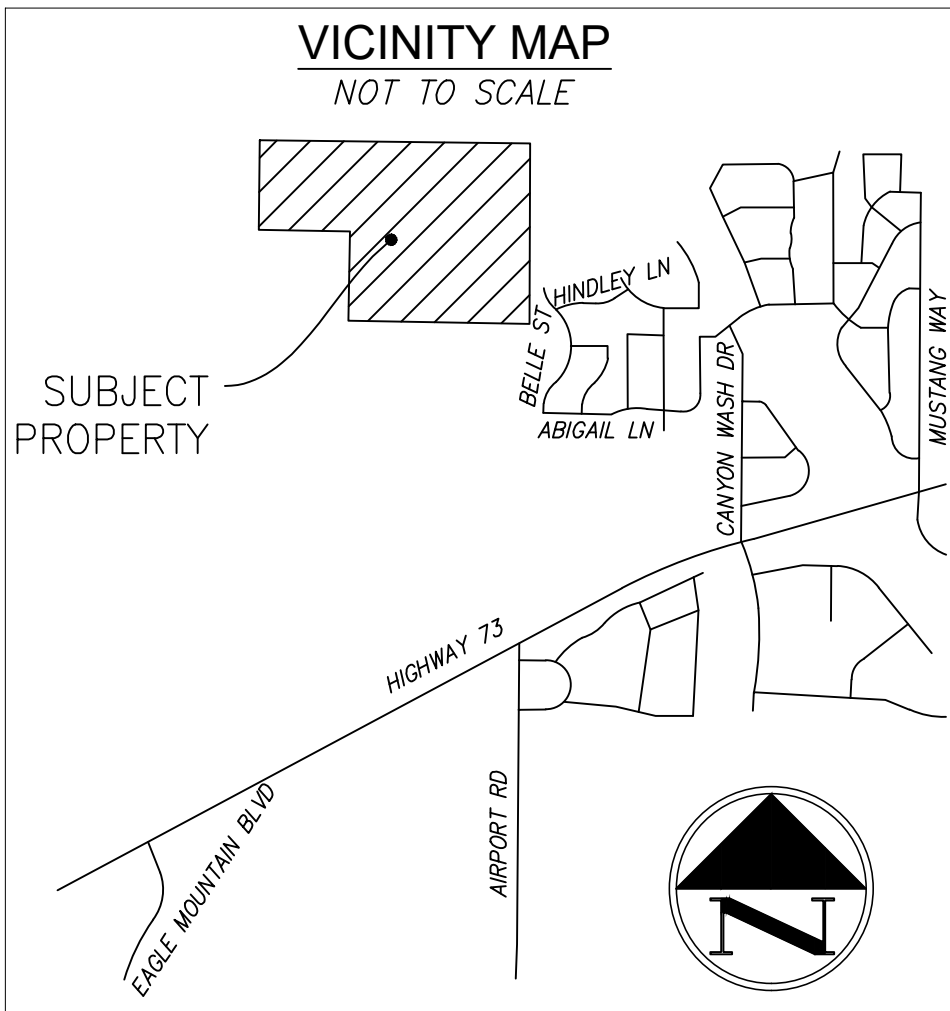
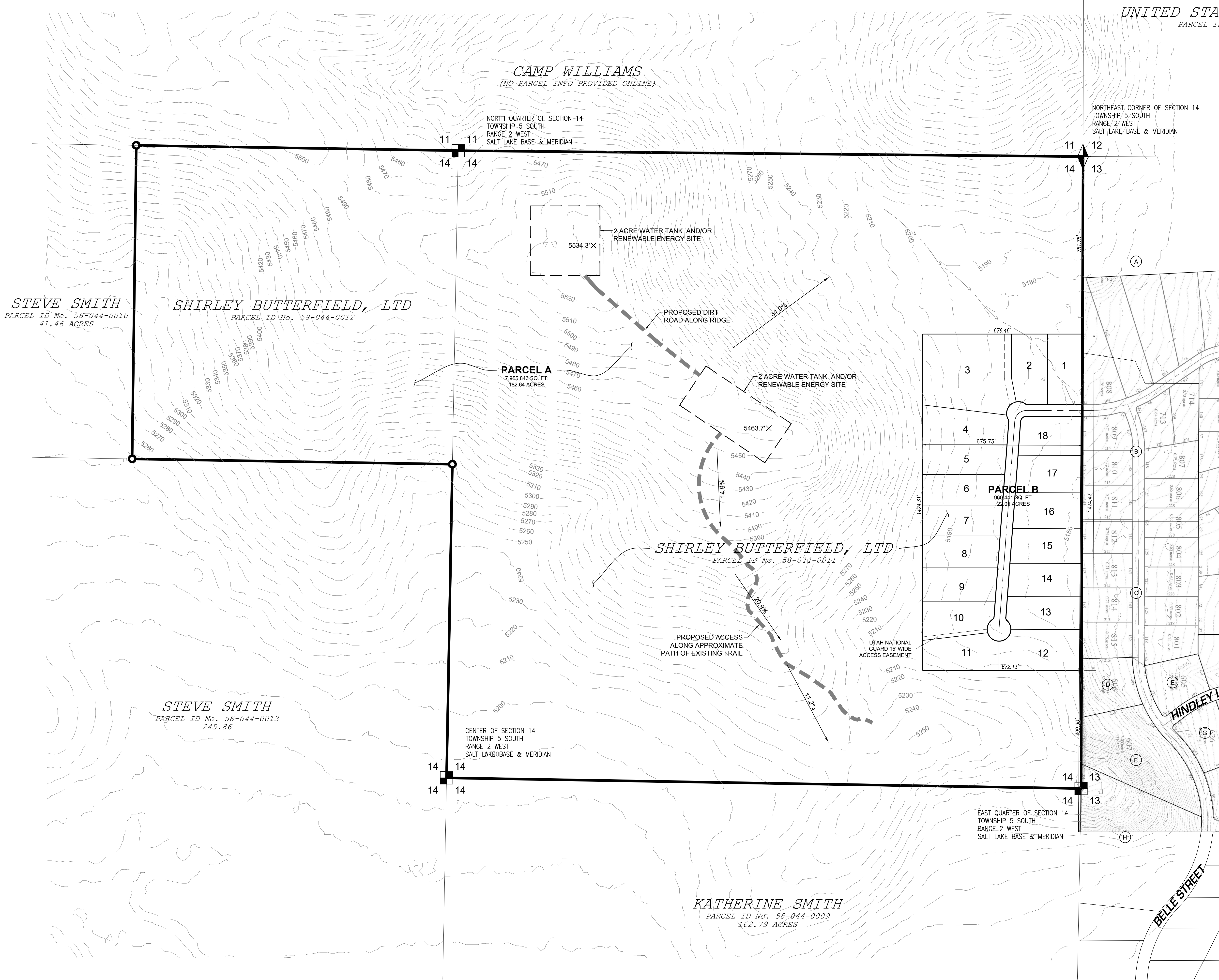
SHEET SIZE: ARCH D
H. SCALE: 1" = 100'
V. SCALE: N/A
DATE: SEPT. 10, 2021
© COPYRIGHT 2021

SHEET NO.

C1

1 of 1

PATH: EM Property Exhibit 2020_12-04 BW.dwg PLOTTED: September 10, 2021 11:28AM

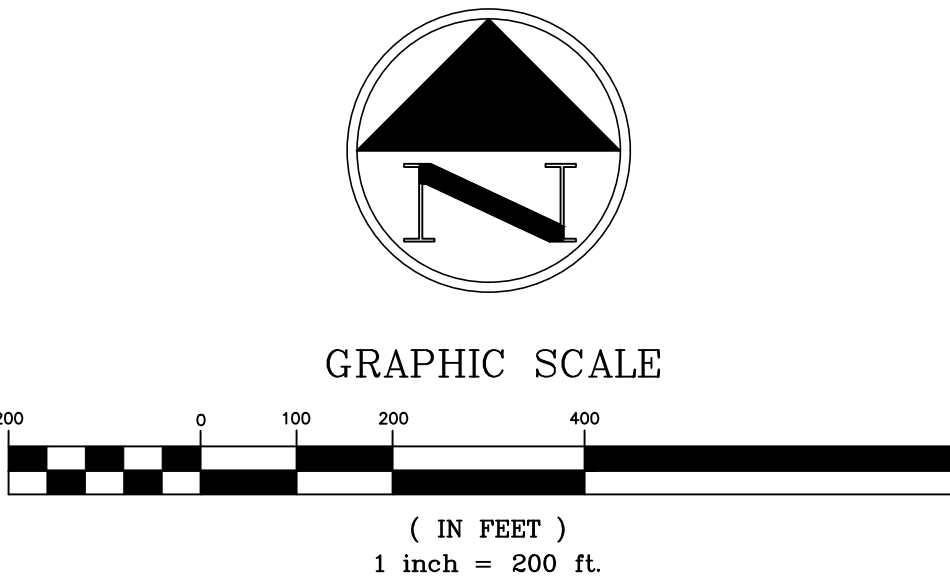


NOTES

1. PARCEL DATA WAS OBTAINED FROM THE UTAH AGRC WEBSITE.
2. PARCEL OWNER INFORMATION WAS OBTAINED FROM THE ONLINE UTAH COUNTY PARCEL MAP.

ADJACENT OWNER INFORMATION

- (A) BELLE STREET INVESTMENTS, LC
58-044-0089
29.6 ACRES
- (B) BELLE STREET INVESTMENTS, LC
58-044-0090
7.17 ACRES
- (C) BELLE STREET INVESTMENTS, LC
58-044-0163
6.51 ACRES
- (D) JOHN & DANACA HADFIELD FAMILY, LLC
34-638-0606
1.20 ACRES
- (E) LANDON DUCKWORTH
34-638-0605
1.05 ACRES
- (F) KENNETH & TANYA ANDERSON
34-638-0607
3.03 ACRES
- (G) EDUARDO CASTANEDA
34-638-0626
1.05 ACRES
- (H) BELLE STREET PARTNERS, LLC
34-638-0608
5.42 ACRES



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

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

IT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702

LICENSED PROFESSIONAL ENGINEER
No. 4940462-2022
JASON H. THOMPSON
STATE OF UTAH

REVISIONS	
#	DATE
DESCRIPTION	

SHIRLEY BUTTERFIELD, LTD. 200+ ACRE PROPERTY

PROPERTY EXHIBIT

EAGLE MOUNTAIN, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 200'
V. SCALE: N/A
DATE: SEPT. 10, 2021
© COPYRIGHT 2021

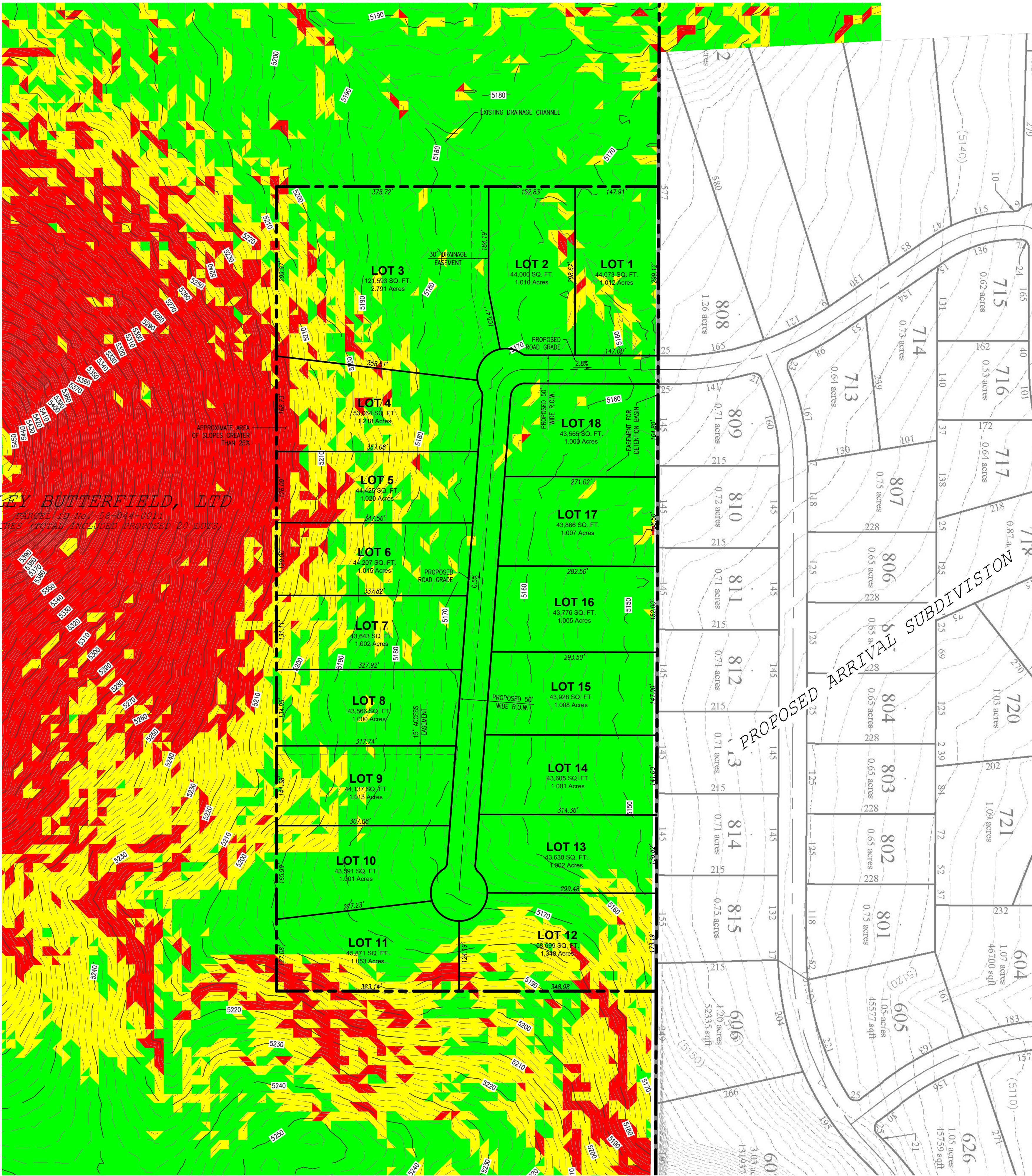
SHEET NO.

EX-1

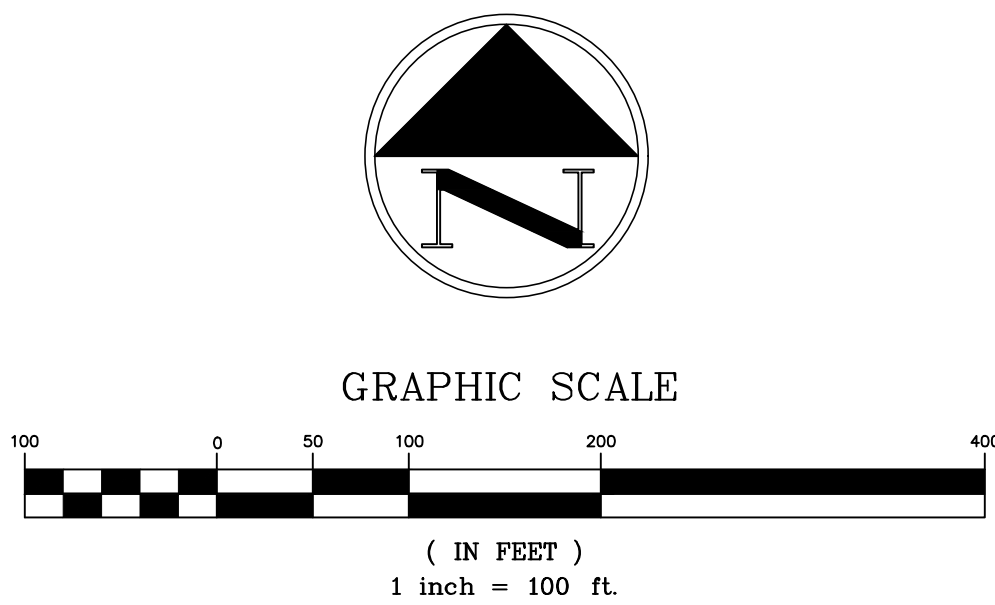
1 of 1

PATH: EA-20 SF Concept v6.0.dwg PLOTTED: September 10, 2021 10:55AM

SHIRLEY BUTTERFIELD, LTD
PARCEL ID No. 58-044-0011
163.2 ACRES (TOTAL INCLUDING PROPOSED 20 LOTS)



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	9434966.14	
2	15.00%	25.00%	4526600.37	
3	25.00%	100000.00%	5179760.53	



Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

IT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702

LICENSED PROFESSIONAL ENGINEER
No. 49490-5202
JASON H. THOMPSON
STATE OF UTAH

REVISIONS		DESCRIPTION	
#	DATE	BY	

BUTTERFIELD 18 LOT SUBDIVISION
SITE SLOPES
EAGLE MOUNTAIN, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 100'
V. SCALE: N/A
DATE: SEPT. 10, 2021
© COPYRIGHT 2021

SHEET NO.
S1
1 of 1



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

August 24, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham, Primary Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

Commissioner Wright called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Upcoming Code Amendments

Assistant City Administrator/Community Development Director Steve Mumford presented the item. During this Legislative session Utah Code 10-9a-403(2)(b) was updated to “In drafting the moderate income housing element, the planning commission...(iii) shall include a recommendation to implement three or more of the following strategies.” The potential allowable strategies include, “(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.” Chapter Nine, Moderate Income Housing, in the Eagle Mountain General Plan, Strategy 6 is to “Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.”

Utah Code 10-9a-530 Internal Accessory Dwelling Units requires that one Accessory Dwelling Unit (ADU) must be a permitted use in any area zoned primarily for residential use. A municipality may not establish any restrictions or requirements governing size in relation to the primary dwelling, total lot size, or street frontage.

A municipality may:

- Prohibit installation of a separate utility meter.
- Require that an internal ADU be designed to not change the appearance of the primary dwelling as a single-family dwelling.
- Require one additional on-site parking space.
- Replace parking spaces contained within a garage or carport if an internal ADU is created within that area.

- Prohibit an internal ADU within a mobile home.
- Require the owner of the primary dwelling to obtain a permit or license for renting an internal ADU.
- Prohibit the creation of an internal ADU within a zoning district covering an area that is equivalent to 25% or less of the total area in the municipality that is zoned primarily for residential use.
- Prohibit an internal ADU if the primary dwelling unit is served by a failing septic tank.
- Prohibit the creation of an internal ADU if the lot is 6,000 square feet or less.
- Prohibit the rental of an internal ADU for a period of less than 30 consecutive days
- Require owner-occupancy of the primary residence.
- Record a notice for an internal ADU at the County.

Proposed amendments to EMMC 17.70:

- Use “Accessory Dwelling Units (ADUs)” rather than “Accessory Apartments.”
- Require a separate entrance on the side or rear.
- Detached ADUs requirements:
 - Height – In accordance with accessory building height in EMMC 17.25.040, generally 20 feet, or 35 feet when above a garage.
 - Size – A minimum of 300 square feet and no larger than 50% of the primary home’s footprint with a maximum of 1,000 square feet and no more than 2 bedrooms.
 - Setbacks – A minimum of six feet side and rear and six feet from the home or other structure. Five feet from the property line if no windows, doors, or openings.
 - Architectural style, building materials, and colors shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit.
 - The ADU may have separate utility meters, but must be in the property owner’s name.
- Off-street parking for one vehicle, in addition to the two vehicles for the primary residence. Tandem driveway parking in front of a garage does not qualify. All parking shall be on a hard surface such as concrete or asphalt. Occupants may not park on the street along the frontage of a neighboring property.
- Short-term rental shall be prohibited. ADUs may not be rented for less than 30 consecutive days.
- Tiny Homes are permitted if they are at least 300 square feet, permanently connected to utilities, and attached to a site-built permanent foundation.
- Transfer of Ownership – ADU permits shall remain valid upon sale of the home or transfer of ownership.

Detached ADUs in compliance with EMMC 17.70 would be a permitted use in the RA1, RA2, RD1, RD2, FR, R1, R2 zones, permitted on lots greater than 8,000 square feet in the R3 and RC zones, and prohibited in the MF1 and MF2 zones. ADUs within the primary residence in compliance with EMMC 17.70 would be a permitted use in all zones except the MF1 and MF2.

Mr. Mumford clarified that the State Code will be implemented in October 2021 and the City desires to have complaint standards in place prior to execution.

Discussion ensued clarifying the requirement for a side or rear ADU entrance is due to aesthetical considerations rather than fire code and regarding possibly allowing flexibility by permitting Planning Commission approval of not fully compliant ADUs to increase affordable housing options, mitigating ADU parking and traffic concerns, the option and reasons to consider requiring a single utility connection in the landlord's name, side and front setbacks in relation to the size and number of stories of the primary dwelling unit and lot shape and size, privacy concerns with and potential negative impacts to neighbors should ADUs be permitted near the rear property line, impact variances between internal and external ADU, possibly having different standards for existing homes that vary from new construction, and ADUs standards for other cities including Lehi charging an ADU impact fee.

Commissioner Wright requested for staff to postpone discussion of the other upcoming code amendments to allow time for item 1.B.

Mr. Mumford informed the Planning Commission additional upcoming code amendments include standards for gun clubs and shooting ranges, private and public roads, and water-wise landscaping.

1.B. CONCEPT PLAN – Beto's

Senior Planner Tayler Jensen presented the item. This is a commercial concept plan development for 3709 Campus Drive which includes a Beto's restaurant and additional pad sites and space for a future detached building with drive-through-only services. The potential 1.21-acre commercial development is located on lot 2 of a new lot configuration within the Eagle Mountain Business Campus recorded plat amendment. The subject property is part of The Ranches and was identified for commercial use through the master development plan (MDP) and master development agreement (MDA). That agreement has since expired and the vested rights no longer carry. The General Plan Future Land Use Map identified the property as Community Commercial. Commercial projects are subject to EMMC 17.72 Commercial Design Standards. The cross-access connections were discussed during the development review committee meeting and the applicant worked with the 7-Eleven developer to the west to determine the location for a shared access onto Campus Drive.

Mr. Jensen explained that the applicant has been working with the Utah Department of Transportation regarding the location of the Wride Memorial Highway expansion and the resulting grading work for the site.

Commissioner Everett expressed safety concerns due to potential conflicts with pedestrians parking in the eastern area crossing the drive-through lane.

Mr. Jensen noted staff shared the concern due to the lot shape providing for less-than-ideal parking configuration and suggested a raised pedestrian crosswalk to increase pedestrian safety and driver awareness.

Discussion ensued regarding parking concerns and requirements.

Commissioner Wells expressed concern with the drive-throughs meeting stacking requirements due to drive-through popularity and usage in the City resulting in long queues, especially for the coffee/soda shack location traffic backing up onto Campus Drive.

Commissioner Bergener stated he has no objection to the design elevations presented; however, he feels the elevations should be examined to determine if they meet Municipal Code design standards including requirements for similarity in appearance to surrounding commercial locations due to previous discussion regarding design compatibility of adjacent businesses.

Mr. Jensen verified that staff feels the articulation depicted is appropriate for an application at this stage of development; however, the design differs from the red brick 7-Eleven elevations and it is for the Planning Commission to decide to recommend strict or lenient enforcement of the design compatibility standards.

Discussion ensued regarding building design compatibility required for other businesses in the area.

Commissioner Everett agreed that for consistency, the Planning Commission should possibly recommend the inclusion of design elements to complement the design of the 7-Eleven.

Commissioner Wells suggested the addition of a column on the rear elevation to enhance the visual appeal.

Commissioner Wright adjourned the work session at 6:25 p.m.

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

Commissioner Wright called the meeting to order at 6:33 p.m.

2. Pledge of Allegiance

Commissioner Pengra led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. July 13, 2021 Planning Commission Minutes

MOTION: *Commissioner Wells moved to approve the July 13, 2021 minutes as amended with grammatical changes communicated to staff. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

4.B. July 27, 2021 Planning Commission Minutes

Commissioner Wells requested a change on page nine to the motion to approve the site plan for Stonebridge Montessori to amend the fourth condition to “additional signage shall be added to the parking lot to increase pedestrian safety.”

MOTION: *Commissioner Wells moved to approve the July 27, 2021 minutes as amended. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

5. Status Report

Mr. Jensen reviewed the planning items discussed and voted upon during the August 3, 2021 City Council meeting.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Oquirrh Mountain Ranch Phase B

Mr. Jensen presented the item. The Oquirrh Mountain Master Development Plan and Master Development Agreement were approved in 2011 and cover a total of 120.4 acres. At approval, the development was vested with 417 units and 15.5 acres of open space. A significant portion of the open space was to be unimproved due to the terrain. This agreement was amended later in 2011, with the overall unit vesting remaining the same. In 2016, the MDA was further amended reducing the maximum number of units to 346 units and requiring 5.5 acres of improved open space. The 2016 approval represents a project density of approximately 2.9 dwelling units per acre for the 120.4 acres.

Overland Village Two is adjacent to the south and the approved concept plan has large lots along the north border of their property. To date, 54 single-family units and a Church of Jesus Christ of Latter-day Saints chapel have been developed on 18 acres, leaving approximately 102.4 acres to be developed. The existing development is 27 units below the vested unit counts; 7 of 30 vested units were built in pod PA 10, 37 of 39 were built in pod 9a, and 10 of 12 were built in pod 2a. If Oquirrh Mountain Ranch were to be built out according to existing approvals up to an additional 292 units could be constructed. In contrast, if this proposal were to be approved, the maximum full buildout would be 283 units, with 54 existing and 229 new lots resulting in a reduction of 63 units, representing 18% of the total units, compared to the current approval and 134/32% units fewer than the initial approval.

The applicant has worked with Eagle Mountain City, Division of Wildlife Resources, and the Eagle Mountain Nature and Wildlife Alliance citizen group to dedicate 330 feet along the north and northeast side of the project as wildlife corridor. In addition to these 330 feet, the applicant has agreed that all open space east of the eastern cul-de-sac should be included in the wildlife corridor. In addition to this land being deeded to the City, staff recommends that it be rezoned

open space, along with the application of the Wildlife Corridor Overlay. After discussion with staff and the wildlife citizen group, the applicant removed some lots and a frisbee golf course from the wildlife corridor area to preserve the area and encourage wildlife use and accessibility. Additional native open space is proposed in the northwest corner and central areas of the property. The open space is connected to the area proposed for the wildlife corridor and the Planning Commission may determine if the area should be included in the Wildlife Corridor Overlay or zoned as OS-N and dedicated to the City.

The approved MDA was zoned Residential with Tier II, III, and IV requirements and 5.3 dwelling units per acre. The closest equivalent zoning under the current standards would include OS, MF1, MF2, and RC zoning. The proposed plan contemplates 2.35 dwelling units per acre and requests OS and RC zoning with amended development standards. City RC development standards require a minimum lot size of 4,500 square feet, an average lot size of 6,000 square feet, a minimum frontage of 58 feet, a front setback of 15 feet, a driveway set back of 22 feet, a rear setback of 20 feet, side setbacks of eight feet and 10 feet on the garage side, and a corner set back of 15 feet. The proposed modification of development standards requests an average lot size of 5,442 square feet, a minimum frontage of 40 feet, rear setbacks of 15 feet, and side setbacks of five feet. The vested single-family Tier II development standards allow a minimum 55-foot frontage with 20% of the development requiring 60-foot frontages and 20-foot frontages on a cul-de-sac or circle, 15-foot front setbacks, 22-foot driveway setbacks, 15-foot rear setbacks, and five-foot and ten-foot side setbacks with ten-foot setbacks on the garage side, and 15-foot corner setbacks.

The development has a current density approval of 346 total units with up to an additional 292 units. The allowable density in unbuilt pods is 265 units; those units combined with the 54 built units result in an actual maximum density of 319 units. The application proposes an additional 229 units, resulting in a total of 283 units. The proposal is 63 units under the current max density and 36 units under the actual max density. The proposed lot sizes include 61 lots with 40-foot frontages, 109 lots with 45-foot frontages, and 59 lots with 50-foot or greater frontages. The required connectivity score for the RC zone is 1.75. The proposal has a connectivity score of 1.611. Code allows exceptions due to topography or other natural features. The development has topographical challenges which may justify the reduced score. The development has an existing connection to the east to Pony Express Parkway and will connect to Overland to the south and future development to the west. Connectivity to the north is not desirable due to topography and the wildlife corridor.

The applicant has designated park and open space for the entire 283-unit Oquirrh Mountain Ranch project, which requires a park of approximately 6.50 acres and 650 amenity points. The applicant is proposing to provide 2,403 amenity points. However, included in the applicant's amenity point calculations are 930 points for their unique petroglyph park improvements and amenities, 114 points for an incline trail calculated at one point per vertical foot, and 244 points for a hiking trail. The point totals represent points awarded for paved trails and dirt trails are worth fewer points. Staff believes the hiking trail is over-calculated and should be reduced to 61 to 122 points. The 945 amenity points for the wildlife corridor is calculated based upon the number of points awarded for buildable land dedicated to the City for the overlay and needs to be recalculated to reduce the number of points awarded for the unbuildable portion of the property because amenity points in the wildlife corridor should only be granted for significant buildable property. However, the

proposal will likely still meet the amenity point requirements once the calculations are corrected. Open space plans show the existence of a narrow native open space corridor along the south edge of the property. While this is likely shown to provide for a sewer line in the scenario that a lift station is required, there are concerns with leaving a narrow strip of unimproved open space that will be behind two different sets of lots. Staff recommends for the petroglyph park and native open space to be dedicated to the City. Open spaces 2 through 6 shall be owned and maintained by the homeowner's association (HOA) and be zoned OS-I.

The applicant is proposing a 51-foot right-of-way. The developed portion of Oquirrh Mountain Ranch was built with a 51-foot right-of-way with four-foot, rather than five-foot sidewalks. If a lift station is required, it shall be maintained by the HOA.

Should the Planning Commission determine to recommend approval of the master development plan to the City Council, staff recommends the following conditions:

1. All open space within the wildlife corridor, 330 feet on the northern edge of the project and all property east of the eastern cul-de-sac shall be zoned OS-N with the Wildlife Corridor Overlay;
2. All other native open space shall be zoned OS-N;
3. All improved open space, OS-1 through OS-6, shall be zoned OS-I;
4. All residential pods shall be zoned RC;
5. If a lift station is necessary, it shall be owned and maintained by an HOA; and
6. The approval of the master development plan is conditional based upon the approval of an amended master development agreement.

Condition four should include direction regarding any allowed frontage width standard exceptions if deemed appropriate.

A motion to table may be made with specific directions to give the applicant time to fully comply with code requirements or to make desired changes.

If the MDP is recommended for approval and the Planning Commission motions to recommend approval of the preliminary plat to the City Council, staff recommends the following conditions:

1. The preliminary plat shall comply with the development standards approved in the MDP;
2. The preliminary plat shall include any changes made during the MDP approval; and
3. The applicant provides evidence that they meet the minimum open space requirement of 6.50 acres.

Should the Planning Commission table the MDP, staff recommends for the Planning Commission to table the preliminary plat to allow the applicant time to update the plans to comply with Municipal Code or any requested changes, including any detailed items as conditions. Should the MDP receive a recommendation of denial, the recommendation must be based upon findings of facts indicating how the project does not comply with specific sections of Municipal Code.

Applicant representative Tray Ferrell presented information regarding the project to the Planning Commission and explained they removed all the multifamily units and intend to develop single-family, detached product. They desire to have the dedication of the unimproved, native wildlife

corridor to fulfill their requirement for 6.5 acres of improved open space. Per staff recommendations, they integrated the lot frontage widths throughout the community to increase visual variety rather than clustering the unit types together. The compacted, native mountain bike trail system is planned to connect to the future City park to the north and the existing trails east of Pony Express Parkway. Large, wooden blocks with gravel filling between levels will be used to tier the steep incline areas on the hiking trail. The petroglyph park will have amenities such as bike racks, trash receptacles, picnic tables, and gazebos with a wood and black metal design.

Commissioner Wright opened the public hearing at 7:03 p.m.

Bettina Cameron stated that Divisions of Wildlife Resources and the Eagle Mountain Nature and Wildlife Alliance citizen group have partnered with others in working with the developer of this project regarding the wildlife corridor. Their citizen group asked for the frisbee golf course to be removed because a future wildlife and pedestrian bridge is planned for the southeast end of the wildlife corridor to cross Pony Express Parkway. The inclusion of the open space, running north to south in the center of the housing development, in the wildlife corridor would increase the ability to qualify for State grant funding by augmenting the services provided to residents and the number of organizations included in the partnerships. Including the petroglyph park in the wildlife corridor would add historical and educational services. The wildlife fencing should not impede public enjoyment of the areas.

David Sanchez, an Oquirrh Mountain Resident inquired regarding the required 6.5 acres of improved open space and a clubhouse for the existing and future residents in the development.

Mr. Jensen confirmed that if the applicant removes the multifamily units from the development, a clubhouse would no longer be required.

Commissioner Wright closed the public hearing at 7:09 p.m.

Mr. Jensen verified that there are no submitted plans or vested rights for the land to the west of the development.

Commissioner Everett said due to the topographical challenges of the area, it is appropriate to allow decreased connectivity and a lower connectivity score. He agrees with the staff assessment that the amenity points will meet the requirements once the required calculations occur. He has considerable concern with a 40-foot frontage, significant concern with a 45-foot frontage, and some concern with a 50-foot frontage. Although he appreciates the density reduction, he is not inclined to granting exceptions to the frontage width requirements. He views the requested frontages as an attempt to build a detached townhome product without being accountable for providing multifamily amenity requirements, although he recognizes that may not be in the intent of the applicant. The current approval has multifamily units along the southern border of the development abutting Overland's larger lots which is in opposition to the transitioning requirements. He advocated for prioritizing zoning maps for the City to prevent incongruity with transiting standards for zoning approvals. He suggested including townhome product in the development. He appreciates the collaboration for the wildlife corridor and said the lots backing the wildlife corridor could be a more premium product.

Commissioner Wells agreed with Commissioner Everett regarding the applicant's willingness to preserve the wildlife corridor and concerns with the proposed frontages. Narrow frontages are not as aesthetically appealing and cause other issues. Reduced side setbacks can increase flooding problems. As such, she feels eight and ten-foot side setbacks should be required. Strategic multifamily uses could compensate for the financial impact of the land donated for the corridor. She is less concerned with the request to reduce the right-of-way width by reducing the sidewalk than she would be for a request to reduce the road width. She agrees that the amenity calculation totals are inflated and strongly urged the applicant to consider a playground area for the residents due to the proposed smaller lots with unusable yard areas due to topography.

Commissioner Pengra said he had severe concerns for the multifamily proposed in the earlier plans especially due to traffic issues. Although he is not generally in favor of the smaller lots, due to the housing market, he feels that smaller lot frontages might be more appropriate due to cost factors. He would rather see the smaller frontages than multifamily. Due to consideration of the land dedicated for the wildlife corridor, he thinks it might be an appropriate accommodation.

Commissioner Wright expressed concern with the narrow frontages and side setbacks due to the difficulty in accessing the backyards with lawn care, landscaping, and other equipment. He appreciates the work of the applicant to preserve the wildlife corridor. Although he recognizes the validity of housing price concerns, the current agreement requires 50-foot frontages with 20% of the units having 60-foot frontages. The lot frontage should be sufficient to provide the utility that the people need as single-family homeowners. He agrees with the staff drainage concerns regarding the proposed setbacks.

Discussion ensued regarding concerns with frontage widths, setbacks insufficient for parking a vehicle or trailer on the side of a home, window wells reducing side yard utility, the frontage requirements in the MDA, and potentially adding multifamily units.

Commissioner Wright recommended for the application to be tabled.

Commissioner Everett noted that the units as presented would not allow for the homeowner to meet the additional parking requirements to have an accessory dwelling unit to assist with the affordability of the homes. He thinks that future planning based upon the pandemic circumstances is poor planning.

Commissioner Wright explained that the MDA requires a ten-foot corridor, coordinated with the School and Institutional Lands Administration, to serve as a transition.

Discussion ensued regarding potential locations to incorporate multifamily units.

Commissioner Bergener said he lives in an area with narrow frontages and setbacks. He sees both where this product type is feasible as far as assisting with the financial situation of families and the resulting challenges of spacing houses close together. He is torn regarding an appropriate solution and agrees with the appreciation expressed to the applicant for working to reduce the

density and facilitating the wildlife corridor. However, the dedication of the land to the wildlife corridor has resulted in challenges to fit the density desired by the applicant in a smaller area.

Commissioner Wells said her frontage width concern is mainly due to aesthetical considerations because homes with narrow frontages have a garage dominant appearance. Nevertheless, she does not desire to create high design standards that render the homes unaffordable. She is willing to make some concessions due to the dedication of land for the wildlife corridor but is uncomfortable approving frontages under 50-feet wide.

MOTION: *Commissioner Wells moved to table the Master Development Plan and Agreement for Oquirrh Mountain Ranch Phase B to allow the applicant time to increase lot frontage and side setbacks to eight to ten feet per staff's recommendation and to implement other Planning Commission member suggestions discussed during the meeting including consideration of replacing some of the 40-foot and 45-foot frontage units with multifamily units. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. Those voting nay: Christopher Pengra. The motion carried with a vote of 4:1.*

Commissioner Pengra said he dissented because due to the concessions and value of the land the developer is willing to dedicate to the City and market conditions, he thinks permitting narrow frontages is appropriate.

MOTION: *Commissioner Wells moved to table the preliminary plat for Oquirrh Mountain Ranch Phase B to allow the applicant time to increase lot frontage and side setbacks to eight to ten feet per staff's recommendation and to implement other Planning Commission member suggestions discussed during the meeting including consideration of replacing some of the 40-foot and 45-foot frontage units with multifamily units. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. Those voting nay: Christopher Pengra. The motion carried with a vote of 4:1.*

Commissioner Pengra clarified that, although he had the same objections to tabling the preliminary plat, for consistency, he would not recommend for the preliminary plat to move forward independently from the approval of the MDP and MDA for Oquirrh Mountain Ranch.

6.B. Coyote Run – ITEM REMOVED AT APPLICANT REQUEST

This item has been removed at the request of the applicant.

7. Discussion Items

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for September 14, 2021.

9. Adjournment

MOTION: *Commissioner Everett moved to adjourn the meeting at 7:48 p.m. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 7:48 p.m.

Approved by the Planning Commission on September 14, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 14, 2021**

TITLE: PUBLIC HEARING - Silverlake Plat 32

ITEM TYPE: Site Plan

APPLICANT: Bronson Tatton - Flagship Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Silverlake 32 is located within the Silverlake Master Development Plan and agreement which was last amended in January of 2013. Silverlake 32 is located within "area C" which is designated for single family, patio, garden court, cluster, and multifamily development. The SilverLake South Preliminary Plat was approved on October 1, 2019, and included this area; however, multifamily developments require site plan approvals. This proposal is for 91 lots (33 cluster lots and 58 townhomes) located on approximately 9.92 acres.

ITEMS FOR CONSIDERATION:

It should be noted that while this approval is strictly for Silverlake plat 32, many of the issues (parking, open space, roads) are shared with Plat 31, which has already received approval from the City Council. For this reason the applicant has provided a contextual plan showing how Silverlake 31 and 32 fit together.

Collector Road Fencing

A number of units in this development back onto Golden Eagle Road. Per 16.35.090 Collector road fencing consistent with existing collector road fencing in Silverlake shall be constructed along the rear and side lot lines of any unit that does or will abut Golden Eagle Road prior to issuance of a certificate of occupancy for those units.

Parking

Per 17.55.120 C townhomes and cluster home developments require 2 parking stalls per unit located within a fully enclosed garage plus 1 guest parking space per 3 dwelling units. With 91 units in plat 32, 31 guest parking stalls are required and 27 guest parking stalls are provided which is 4 stall under this requirement. The total number of units in Silverlake 31 and 32 is 115 units which requires 39 guest

parking stalls; currently 34 parking stalls are provided within the two plats leaving a shortage of 5 parking stalls.

Right-Of-Way

The applicant is proposing a 40' wide private ROW throughout the project that includes 27' of pavement and 4' sidewalks. Silverlake 31 was approved with a 43' private ROW, to be consistent staff recommends ROW be increased to 43'.

Parks and Open Space

The applicant is proposing a total of 1.46 acres of open space to serve Silverlake 31 and 32; they are proposing to add benches/picnic tables, 126 trees, a tot lot and leaving property for the city to add a natural trail. The parks plan shows a large amount of turf grass; staff recommends utilizing more water-wise landscaping throughout the development particularly behind buildings, in park strips, and areas that are not usable as play space.

Lift Station

The applicant is showing space for a sewer lift station on the Southeast corner of the phase. The lift station will be required to be maintained by the HOA.

Multifamily Design Standards

Townhomes are subject to the design standards found in 17.72 of Eagle Mountain Municipal Code. It is worth noting that townhomes have been built throughout the Silverlake development utilizing identical elevations.

Per 17.72.030 A 2 buildings should be located facing internal streets and facing onto improved open spaces. The proposed elevations have garages towards a private ROW and back onto open space. The rear elevations don't include the same materials or features as the front elevations, and should be updated to include the same features as the front elevations since they are backing onto improved open space.

The elevations are similar to the other townhomes in Silverlake in compliance with 17.72.040 A

17.72.040 B defines main entrance requirements. While there are sheltering elements over them, the front doors are set back behind the garage doors, and are secondary to the garages.

The elevations provide multiple roof planes and sloping roofs in compliance with 17.72.040 C

17.72.040 D Requires building articulation, while appropriate articulation is provided on the front elevations the side and rear walls are flat and do not contain articulation.

Per 17.72.040 E 2 Multifamily buildings shall include a majority of the following: Shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railing, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows, all sides of the building shall include the chosen details. While the front elevations largely meet this requirement, the side and rear elevations do not comply.

It should be noted that Silverlake plat 31 was approved with a condition that additional features be added to side and rear elevations of townhomes that back onto open space

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 17.100.080. The [Silverlake Master Development Agreement](#) should also be considered when reviewing this application. This project is also part of the approved SilverLake South preliminary plat.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Collector road fencing shall be consistent with the existing collector road fencing in SilverLake and shall be constructed along the rear and side lot lines of any unit that does or will

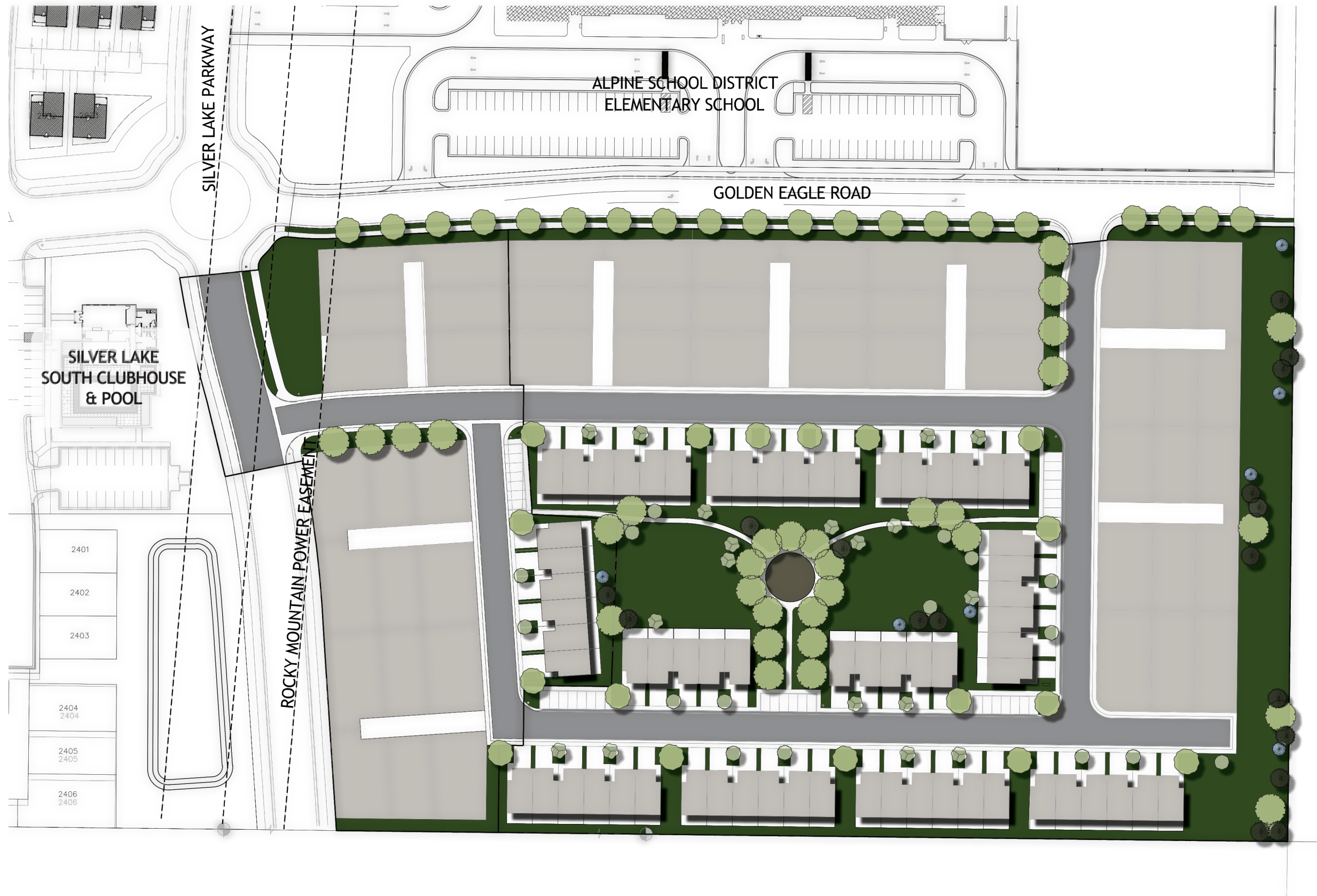
abut Golden Eagle Road, prior to issuance of a Certificate of Occupancy.

2. Four additional parking stall shall be required for Silverlake Phase 32 and/or five (5) additional parking stalls shall be provided for Silverlake Phases 31 and 32.
3. The amount of water-wise landscaping shall be increased by replacing turf behind buildings in park strips and other areas that are not usable as play areas.
4. Rear and side elevations of townhomes that back onto open space shall include similar materials as the front elevations.

ATTACHMENTS:

[Landscape Rendering](#)

[Site Plan](#)



SARATOGA SPRINGS

SILVER LAKE 31 & 32 SUMMARY

Total Dwelling Units: 115

Town Homes: 64

Cluster Homes: 51

Open Space: +3.0 ac.

- Open Lawn Area
- Tot Lot
- Benches
- Shade Trees
- Area for Natural Trail by City

Visitor Parking Stalls 34

SARATOGA SPRINGS

SILVER LAKE PHASES 31 & 32

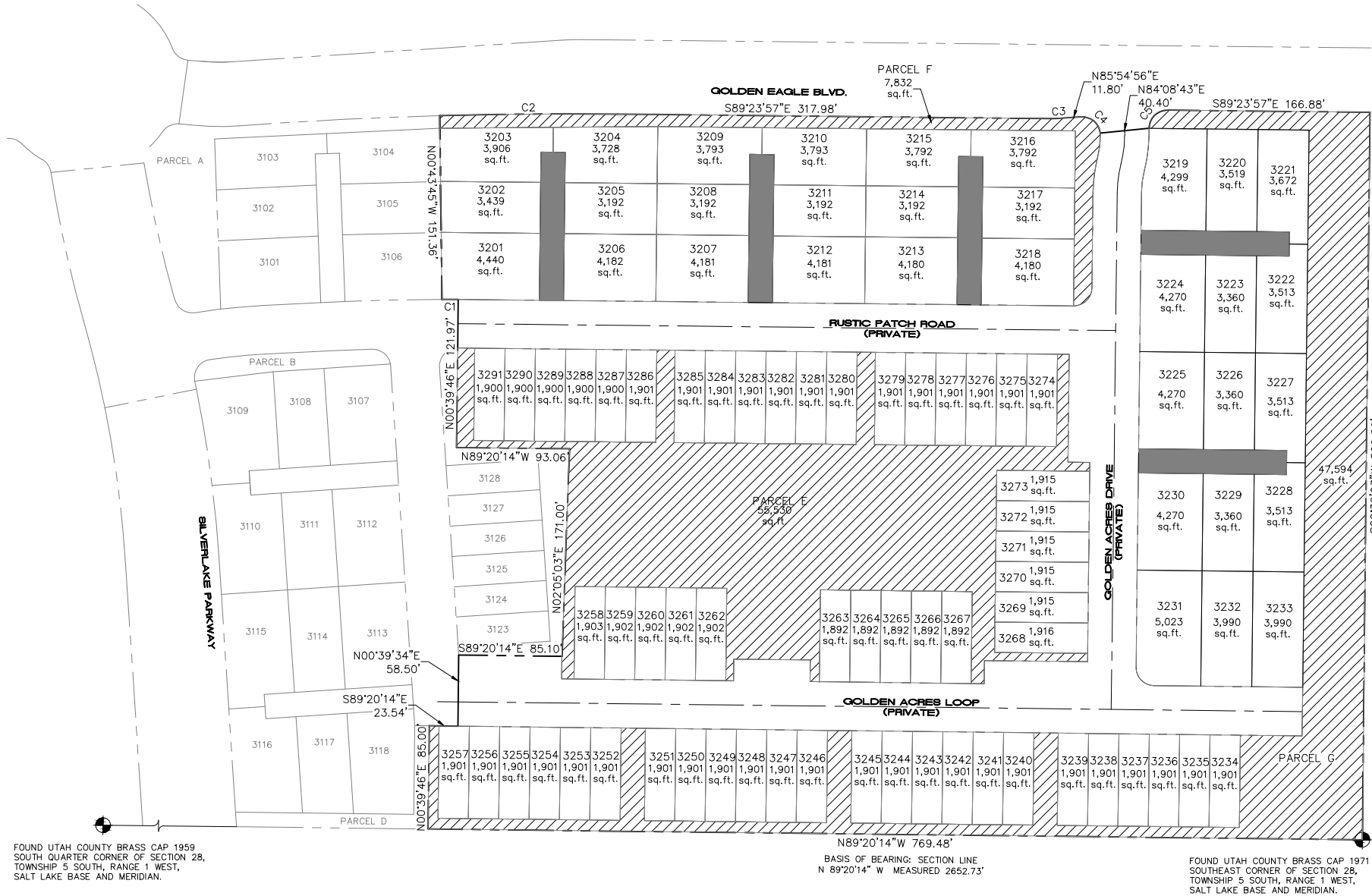
site plan application



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	13.37	2020.00	0°22'46"	13.37	N89°56'58"W
C2	146.36	3765.00	2°13'38"	146.35	S89°29'14"W
C3	18.52	226.50	4°41'07"	18.52	N88°15'29"E
C4	23.10	15.00	88°13'47"	20.88	N49°58'10"W
C5	23.52	15.00	89°50'07"	21.18	S45°31'07"W

SILVERLAKE PLAT "32"

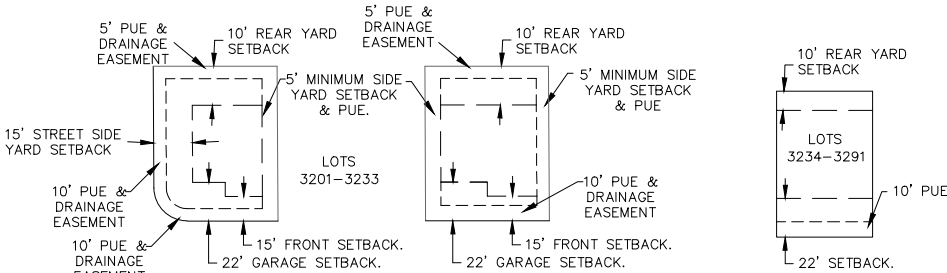
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

N89°20'14"W 769.48'
BASIS OF BEARING: SECTION LINE
N 89°20'14" W MEASURED 2652.73'

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



TYPICAL CORNER LOT

TYPICAL INTERIOR LOT

SETBACK & EASEMENT DETAIL

SETBACK AND EASEMENT DETAIL

-NTS-

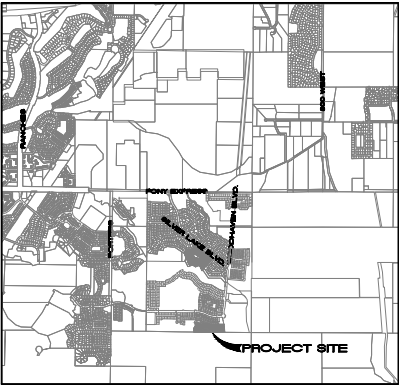
TYPICAL TOWNHOME LOT

-NTS-

LAND USE	
ACREAGE:	9.92 acres
ACREAGE IN LOTS:	5.69 acres
ACREAGE IN ROADS:	1.68 acres
SINGLE FAMILY CLUSTER LOTS:	33 LOTS
TOWNHOME UNITS:	58 LOTS
TOTAL LOTS:	91 LOTS
LARGEST SINGLE FAMILY LOT:	5,023 SF
SMALLEST SINGLE FAMILY LOT:	3,192 SF
UNIT DENSITY:	9.17 LOTS PER ACRE



SCALE: 1" = 60'



VICINITY MAP
NTS



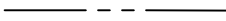
FOUND SECTION CORNER



COMMON AREA



LIMITED COMMON (SHARED
DRIVEWAY ACCESS, PUE & FIRE
LANE WITH NO PARKING SIGNS)



BOUNDARY



SECTION LINE



ROAD CENTER LINE



EASEMENT LINE

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532

Approved this _____ day of _____, 20____ Dominion Gas Company

By: _____ Title: _____

ROCKY MOUNTAIN POWER APPROVAL

- Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.

- A recorded easement of right of way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities
- Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS _____ DATE _____

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "32" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°20'14" West 769.48 feet along the section line; thence North 00°39'46" East 85.00 feet; thence South 89°20'14" East 23.54 feet; thence North 00°39'34" East 58.50 feet; thence South 89°20'14" East 85.10 feet; thence North 02°05'03" East 171.00 feet; thence North 89°20'14" West 93.06 feet; thence North 00°39'46" East 121.97 feet; thence Westerly 13.37 feet along the arc of a 2,020 foot radius curve to the left, through a central angle of 00°22'46" the chord of which bears North 89°56'58" West 13.37 feet; thence North 00°43'45" West 151.36 feet; thence Easterly 146.36 feet along the arc of a 3765 foot radius curve to the right, through a central angle of 02°13'38" the chord of which bears North 89°29'14" East 146.35 feet; thence South 89°23'57" East 317.98 feet; thence Westerly 18.52 feet along the arc of a 226.50 foot radius curve to the left, through a central angle of 04°41'07" the chord of which bears North 88°15'29" East 18.52 feet; thence North 85°54'56" East 11.80 feet; thence Southeasterly 23.10 feet along the arc of a 15 foot radius curve to the right, through a central angle of 88°13'47" the chord of which bears South 49°58'10" West 20.88 feet; thence North 84°08'43" East 40.40 feet; thence Northeasterly 23.52 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°50'07" the chord of which bears South 45°31'07" West 21.18 feet; thence South 89°23'57" East 166.88 feet; thence South 00°36'03" West 599.26 feet to the point of beginning.

Parcel contains: 9.916 acres more or less.

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

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 SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(1a) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):

PRINTED NAME OF OWNER _____

AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____

NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____

PRINTED NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____

APPROVED BY MAYOR _____

APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST BY CITY RECORDER
(See Seal Below)

PLAT "32"

SILVERLAKE
A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 14, 2021

TITLE:	Oquirrh Mountain Ranch Phase B
ITEM TYPE:	Master Development Plan & Preliminary Plat
APPLICANT:	Tim Bruggman (LGI Homes)

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The Planning Commission held a public hearing on the proposed Oquirrh Mountain Ranch Master Development Plan Amendment and Phase B Preliminary Plat on August 24th. There were two public comments received, one requested the Wildlife Corridor Overlay Zone be applied to all Native Open Space in the project (to which the applicant agreed) and the other wondering about what type of amenities might be provided for the existing 54 lots within Oquirrh Mountain Ranch.

The Planning Commission expressed thanks to the applicant for preserving the Wildlife Corridor and for their efforts to make the Oquirrh Mountain Ranch Project a success. While there have been significant improvements to the proposal, the Planning Commission expressed concerns with the lot frontages, with the 40' and 45' lots being the most unpopular. While not preferred, the 50' lots were something a majority of the Commission members expressed they could support. It was noted that in the current approval the remaining multifamily units were shown on the South adjacent to the large lots in Overland and members of the Planning Commission expressed that in exchange for increasing the minimum lot frontages that some townhomes may be appropriate within the project, but they expressed a desire for those to not be adjacent to Overland due to buffering concerns.

Ultimately the Planning Commission voted (4-1) to table both the MDP amendment and Preliminary Plat to give the applicant time to revise their submission to increase lot frontages and to incorporate side setbacks of 8' and 10' on all lots.

CHANGES SINCE THE LAST MEETING

In response to the Commission's feedback the applicant has submitted two complete packages - Option A and Option B. Option A is their original preferred proposal, with no changes, and includes a total of 229 lots. Option B removes the 40-foot-wide lots and reduces the total lot count to 206, which, according to the applicant, is the absolute minimum number of lots to keep the project financially feasible. While considering an option with some townhomes, the applicant determined that townhomes would be much more difficult and expensive due to the terrain and necessary dirt work. Details of the proposals are included in the "Items for Consideration" section of this report.

HISTORY

The Oquirrh Mountain Master Development Plan and Agreement was approved in 2011 and covers a total of 120.4 Acres. At approval OMR was vested with 417 units, and 15.5 acres of open space (a significant portion of the open space was to be unimproved due to the terrain). This agreement was amended later in 2011, with the overall unit vesting remaining the same. In 2016 the MDA was further amended reducing the maximum number of units to 346 units, and requiring 5.5 acres of improved open space. The 2016 approval represents a project density of ~2.9 DU/AC.

To date, approximately 18 acres of the project have been developed, including an LDS Church and 54 single-family lots.

Oquirrh Mountain Ranch is located North of Overland Village 2, (homestead and estate lots), West of Pony Express Parkway, and South of Lone Tree and Sunset Ridge. The property to the West of OMR is currently zoned agricultural with a Neighborhood Residential 1 future land use designation.

It should also be noted that the applicant has worked closely with staff and the Eagle Mountain Nature and Wildlife Alliance to make significant changes to their proposal to accommodate the Wildlife corridor, and has made efforts to reduce the density of the project including the removal of multifamily elements currently permitted within the MDP.

ITEMS FOR CONSIDERATION:

The following items should be considered when reviewing the

proposal and making a recommendation to the City Council.

Existing Approvals

It is important to note that there are existing approvals on the Oquirrh Mountain Ranch property that vest the project with a variety of unit types, 346 maximum units, and an overall project gross density of ~2.9 DU/AC. As the applicant is seeking to reduce the overall density and number of units within the project, this may justify making some exceptions to allow the project to move forward in a way that is more beneficial to the City, the Public, and Applicant than relying on building out the existing approvals.

It should be noted that existing approvals are for *maximum* densities, and that any development under the existing approvals are still required to meet the development standards, and that there is no guarantee that unit counts can be achieved. For example, the existing development has occurred in three development pods (10, 9a, and 2b) which were vested with up to 81 units (including 30 multifamily units), and only 54 units were constructed, including no multifamily units, which is approximately 66.7% of the maximum vested density.

The Tier II residential development standards that single family developments would have been required to follow, under the existing master development plan and agreement, are detailed below:

- Minimum Lot Size: n/a
- Average Lot Size: n/a
- Minimum Frontage: 55' (20% of project at 60')
- Front setback: 15'
- Driveway setback: 22'
- Rear setback: 20'
- Side setback: 5' & 10' (10' on garage side)
- Corner setback 15'

Density

If Oquirrh Mountain Ranch (OMR) were to be built out according to existing approvals up to an additional 265 units could be constructed. Option A would result in 229 new lots (a reduction of 36 units; ~13% reduction) and Option B would include 206 new lots (a reduction of 59 units; ~22% reduction).

Option A would result in a gross density of ~2.35 du/ac and Option B

would result in a gross density of ~2.16 du/ac. It is worth noting the applicant is also proposing to dedicate an additional 9+ acres to the city as open space (a good portion of which is to be located in a key portion of the Wildlife Corridor or in the petroglyph area).

The existing approved master development plan also allows up to a maximum of 151 multifamily units (44% of the project). The applicant has chosen to propose all single-family detached dwellings, both in Option A and Option B.

Wildlife Corridor

The applicant has worked with Eagle Mountain City, DWR, and the Eagle Mountain Nature and Wildlife Alliance to dedicate 330' along the North and Northeast side of the project as wildlife corridor. In addition to these 330', the applicant has agreed that a majority of the two hillsides should be zoned with the Wildlife Corridor Overlay Zone. Staff also recommends that this area be rezoned to the Natural Open Space Zone (OS-N). We commend the applicant for working so well with these three groups and being willing to modify their plans and give up some buildable property for both the wildlife corridor and the petroglyphs.

Traffic Study

The applicant has completed a traffic study for the project based on Option A. (The executive summary has been attached to this report attachment #2). The findings indicate that no mitigation to either study intersection would be required, due to the addition of a street light at Lone Tree Parkway and the completion of the Pony Express Parkway widening project.

Zoning

Master development plans by definition are zoning changes, so when considering this application it is important to understand what the current zoning/entitlements are and to understand what is being proposed.

When the Oquirrh Mountain Ranch MDA/MDP was approved the City utilized the residential tier system zoning and the project was divided into different development pods. OMR had portions under Tiers II, III, and IV, with Tiers III and IV allowing multifamily product. The applicant has conducted an analysis of the property and shows the closest equivalent zoning for each existing development

pod under the current code. This exhibit shows pods of RC, MF1, MF2, and Open Space.

Modified RC Zone Proposal

Under the applicant's proposals the entire project would be zoned as open space and a modified RC Zone.

A standard RC zone allows for:

- Minimum lot sizes of 4,500 s.f.
- Average lot sizes of 6,000 s.f.
- Minimum lot frontage 58'
- Front setback of 15'
- Garage setback of 22'
- Rear setback of 20'
- Side setbacks of 8' and 10' on the garage side
- Corner setback of 15'

With Option A the residential portion of the project would be zoned with the RC zone, but modified development standards are requested (to be included in the amended MDA)

- Minimum lot frontage 40'
 - Minimum lot size 4,000 s.f.
- Front setback: 15'
- Garage setback: 22'
- Rear setback: 15'
- Side setbacks: 5'

With Option B the RC Zone development standards would be slightly different:

- Minimum lot frontage 45'
 - Minimum lot size 4,500 s.f.
- Min. lot frontage 50'
 - Minimum lot size 5,000 s.f.
- Min. lot frontage 55'
 - Minimum lot size 5,500 s.f.
- Front setback: 15'
- Garage setback: 22'
- Rear setback: 15'
- Side setbacks: 5'

A case may be made that it is appropriate to rezone to the RC zone, despite the RC zone being designated for use within the

Neighborhood Residential 2 future land use (the current Future Land Use Plan designates the OMR property as Neighborhood Residential 1) Justifications for making the change to the RC zone include:

1. The overall gross density of the project is in line with the Neighborhood Residential 1 designation (2-4 du/ac). It should be noted this is the gross density of the project which includes open spaces and unbuildable slopes.
2. Rezoning to RC would represent a decrease in density (moving from a MF1/MF2 to the RC zone).
3. The proposal brings the project closer to being in compliance with the Future Land Use Plan (existing approvals contain unit types and counts that are within the Neighborhood Residential 3 future land use designation).
4. All property within the project will have the same or a less intensive zoning designation than the existing plan.
5. It may be appropriate to rezone to the RC zone because a preliminary plat is being proposed for approval along with the MDP, which will give the city security in knowing what is being approved, and the layout of lots and infrastructure.

It should be noted that the applicant is not proposing to amend the future land use plan, instead they are choosing to voluntarily reduce density and bring their project closer to the land use anticipated by the Future Land Use Plan; for this reason Staff believes it may be appropriate for the Planning Commission to recommend approval of the rezone along with some modified development standards to be included in the MDA for the RC zone if the proposed unit types and layout is preferable to the existing approvals.

The homes being proposed for the project do not have basements, so the concerns with storm drainage potentially flooding basements is nonexistent, although yard flooding would still be concerning. Concerns with the applicant's proposal for reduced side and rear-yard setbacks are lessened based on the no-basement homes.

Lot Sizes

One of the main changes the applicant is asking for with the modified development standards for the RC zone is the lot frontage. The applicant is proposing that all lots within the development would have frontages under the 58' frontage that is required currently, and are proposing lots with frontages as narrow as 40' (in Option A) and

45' (in Option B).

Option A includes:

- 61 Lots with frontages of 40'
- 109 Lots with frontages of 45'
- 59 Lots with frontages of 50'

Option B includes:

- 58 Lots with frontages of 45'
- 80 Lots with frontages of 50'
- 68 Lots with frontages of 55'

The applicant has included a number of images to show proposed housing types for each of the different lot frontages.

One thing to consider with the proposed lot layouts is that 40' lots will only have 30' of buildable frontage due to the 5' side yard setback requirements, with minimum garage widths being 22' that leaves a maximum of 8' for man doors, and will likely result in development that is dominated by garages. In 45' wide lots the buildable area increases to 35' which allows for 13' beyond the width required for the garage, while better at only-half the frontage of the garage it could also result in garage dominated frontages. While staff appreciates the efforts to intermix lot sizes the actual size of lots remains a concern.

As the Planning Commission it is up to you to make a recommendation to the City Council on the appropriateness of the number and width of lots that are being proposed.

Connectivity

The proposed project shows stub roads to the South and West of the project, and when taken as a whole the Oquirrh Mountain Ranch development has a connectivity score of 1.611, which is under the 1.75 required for RC developments; however, code does allow the Planning Commission or City Council to grant exceptions due to topography or other natural features. The Oquirrh Mountain Ranch development is subject to significant topographical changes so a reduction in connectivity score could be justified.

It should be noted that the applicant has made significant changes to their proposal to address concerns of connectivity, including

reducing the length of cul-de-sacs, and providing stub roads to neighboring properties.

Sewer

The applicant is currently negotiating with the property owner to the south to connect to their sewer system; however, the applicant has preserved a location for a lift station if it is not feasible to gravity feed to the south. If the lift station is required it shall be owned and maintained by an HOA.

Roadways

The applicant is proposing to build 51' public rights-of-way (which includes 4' sidewalks rather than the 5' standard in our 53' ROW) to be consistent with the existing phases of OMR. They have modified the road section in Option B to include 5' sidewalks and 4' park strips, still within the 51' ROW.

Parks and Open Space

The applicant has designated park and open space for the entire 283 unit Oquirrh Mountain Ranch project, which requires a park of approximately 6.50 acres. The applicant is proposing to provide 2,403 amenity points (according to their calculations). Included in the applicant's amenity point calculations are points for their unique Petroglyph park (930 points), an incline trail (114 points) calculated at 1 point per vertical foot, hiking trail (244 points) assigned by assuming a dirt trail was worth 1/2 as many points as a paved trail (staff believes this is still an over calculation and should be reduced in half again to 122 points), and protection of the wildlife corridor (945 points). Amenity points in the wildlife corridor should only be granted for significant buildable property so this number should also be reduced. The applicant has provided a memo detailing how they arrived at these point figures. Even if the number of amenity points is reduced considerably the applicant should be well over minimum amenity point requirements. OS-1 should be dedicated to, owned, and maintained by the City along with all the native open space. OS 2 - 6 shall be owned and maintained by an HOA.

Open space plans show the existence of a narrow native open space corridor along the south edge of the property. While this is likely shown to provide for a sewer line in the scenario that a lift station is required, there are concerns with leaving a narrow strip of unimproved open space that will be behind two different sets of lots

on a slope. While we would prefer that it be removed and added to the lots, it may be necessary for a sewer line. If it remains (due to the sewer line) it will be required to be maintained by an HOA.

Areas shown with Native Open Space should be rezoned to the OS-N zone, while improved open spaces (OS-1, OS-2, OS-3, OS-4, OS-5, and OS-6) should be rezoned to OS-I.

Per EMMC 16.35.105(A)8 Detention basins may be viewed as improved open space at a maximum rate of 75% of their improved area (e.g. 1 acre detention basin could be up to .75 acres of improved open space). The applicant shall provide evidence that they meet the minimum open space requirement of 6.50 acres.

REQUIRED FINDINGS:

Preliminary plat approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a preliminary plat can be found in EMMC 16.20.050. Existing vested rights (approved master development plan) should also be considered.

Master development plan approvals are based upon compliance with City Code requirements. The approval criteria for a master development plan can be found in EMMC 16.10.070. The existing approved master development plan should also be considered.

RECOMMENDATION:

The applicant is requesting that the Planning Commission send the applications to the City Council for their review and not table the items. Staff suggests a recommendation of approval for the Option B plans along with some conditions of approval listed below.

Master Development Plan

A recommendation of approval is recommended for Option B, for the reasons set forth in the staff report and in the meeting, along with the following conditions of approval (or additional conditions added by

the Commission):

1. All open space within the Wildlife corridor (330' on northern edge of the project, and nearly all property on both major hills) shall be zoned OS-N with the Wildlife Corridor Overlay Zone.
2. All other native open space shall be zoned OS-N.
3. All improved open space (OS-1 through OS-6) shall be zoned OS-I.
4. All Residential pods shall be zoned RC.
5. If a lift station is necessary it shall be owned and maintained by an HOA, along with the property along the southern boundary.
6. Conditional on the Approval of an amended Master Development Agreement.

Preliminary Plat

(If MDP receives a recommendation of approval)

We recommend the Planning Commission make a motion to recommend approval of the Option B Preliminary Plat application to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. It shall comply with the development standards approved in the MDA.
2. It shall include any changes made during the MDP approval.
3. The applicant provides evidence that they meet the minimum open space requirement of 6.50 Acres.

(If MDP or MDA receives a recommendation of denial)

A recommendation of denial must be based upon findings of facts indicating how the project does not comply with specific sections of the City Code.

ATTACHMENTS:

[Option A Proposal](#)

[Existing Approval and Surrounding Development](#)

[Zoning Comparisons](#)

[Open Space.pdf](#)

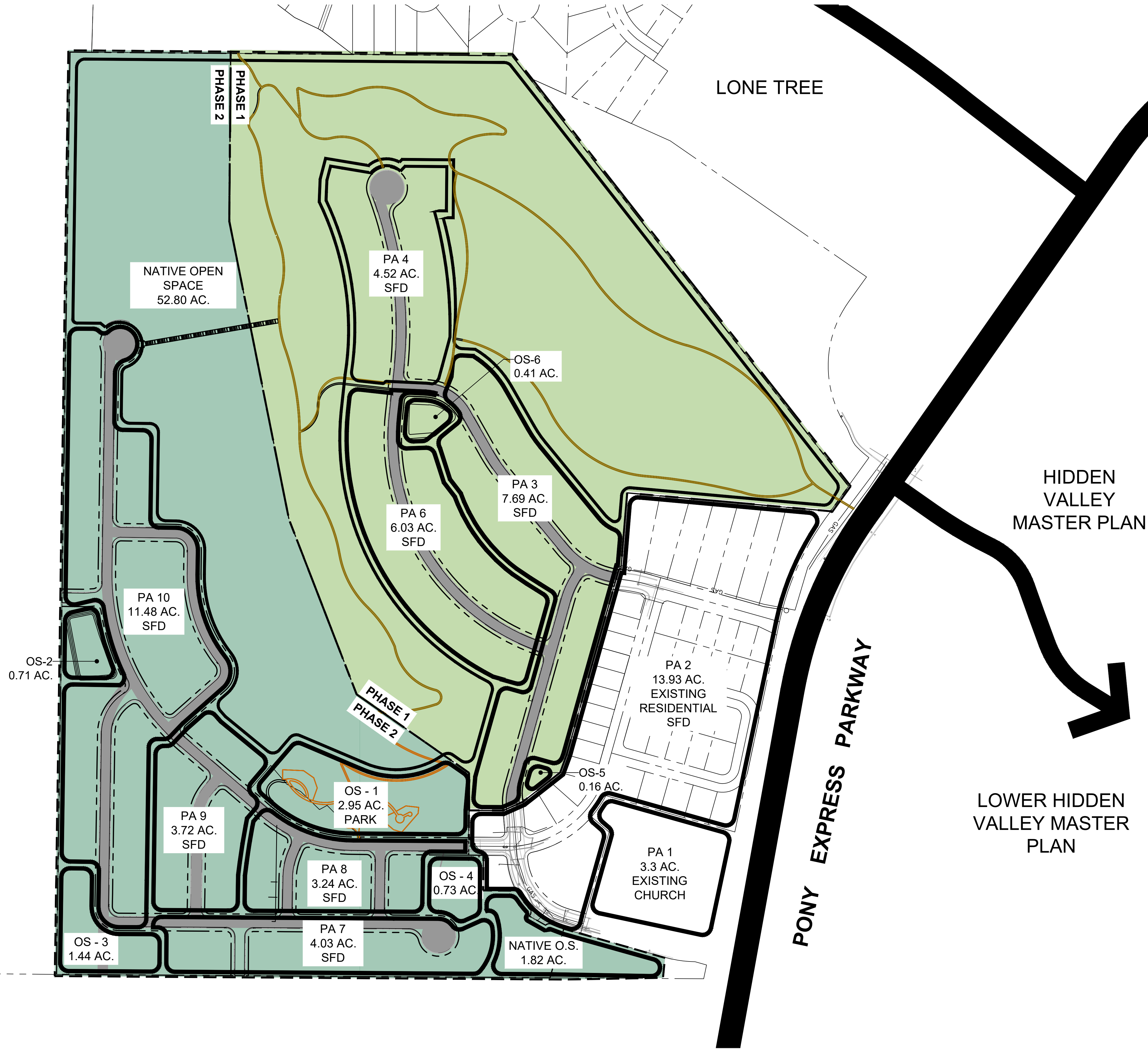
[OMR Option A Prelim Package](#)

[OMR Option B MDP Package](#)

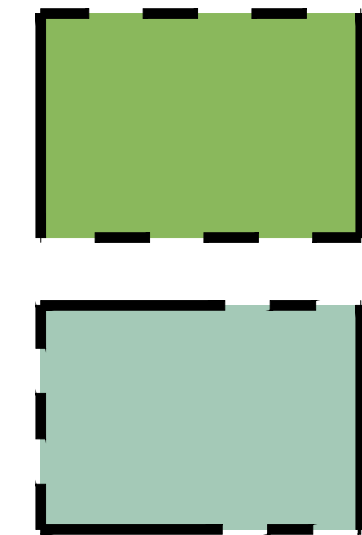
[OMR Option B Prelim Package](#)

[OMR Option B - Lot Distribution](#)

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Fre-Plat\PH-PRELIMINARY PLAT.dwg Aug 05, 2021 Trey Farrell
XREFS: K:\DEN_Civil\196011002-BM_4196011002-VF_4196011002-HS-MA_4196011002-TB-PH_4196011002-HS
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND



PHASE 1

PHASE 2



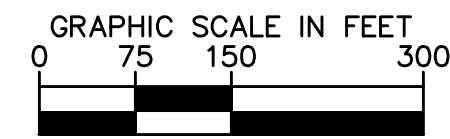
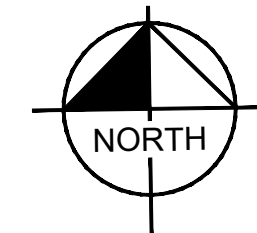
PROPOSED TRAIL PHASE 1



PROPOSED TRAIL PHASE 2



PROPOSED STAIRS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH PHASING PLAN

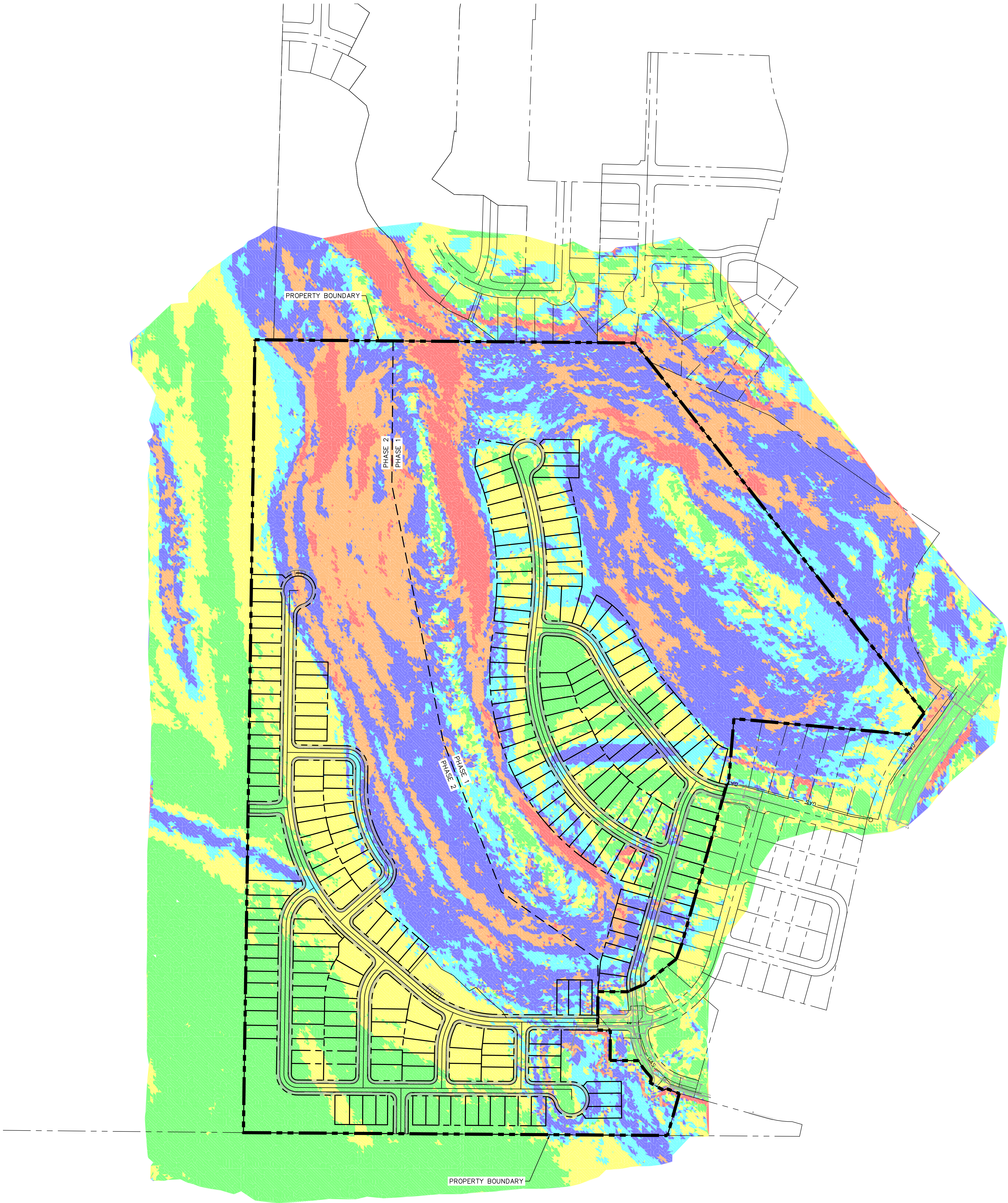
EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 150' SCALE (V): N/A		
DATE: JULY 2021		SHEET NO. 01
PROJECT NO. 196011002		
DWG. NAME PH_PRELIMINARY PLAT.dwg		

CASE NO.: TBD



LEGEND

PROPERTY BOUNDARY

PHASE LINE

0%–5%

5%–10%

10%–15%

15%–25%

25%–35%

35%+

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
TOTAL NET AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.24	
OPEN SPACE	± 50.07 ac.	49%
UNIT TYPE	UNIT COUNT	MIX
40' x 100'	61	27%
45' x 100'	109	48%
50' x 100'	59	26%
TOTAL	229	100%

OQUIRRH MOUNTAIN

EAGLE MOUNTAIN, UTAH

SLOPE ANALYSIS

08/04/2021

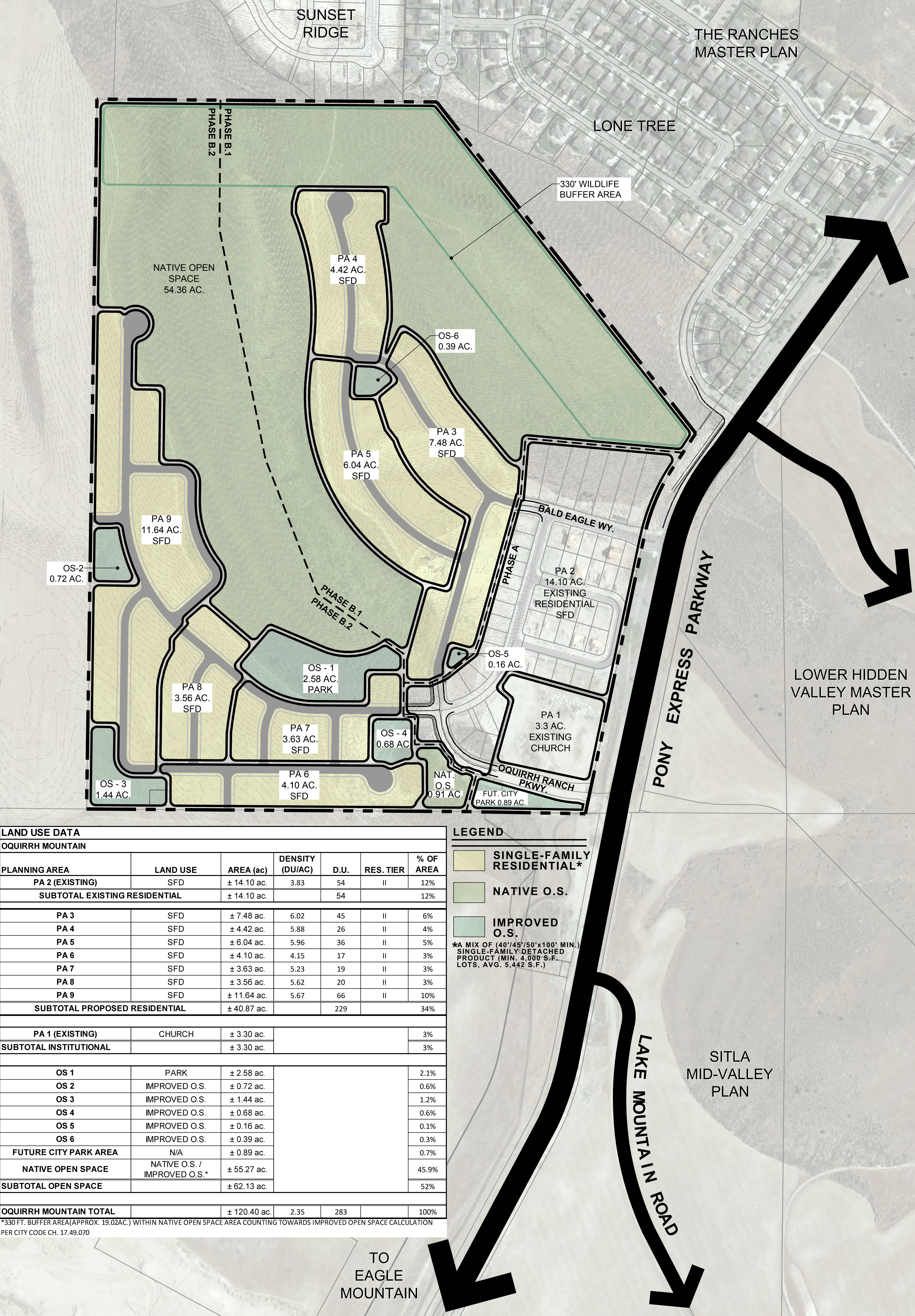
N

0'

75'

150'

300'



LAND USE DATA						
OQUIRRH MOUNTAIN						
PLANNING AREA	LAND USE	AREA (ac)	DENSITY (DU/AC)	D.U.	RES. TIER	% OF AREA
PA 2 (EXISTING)	SFD	± 14.10 ac.	3.83	54	II	12%
SUBTOTAL EXISTING RESIDENTIAL		± 14.10 ac.		54		12%
PA 3	SFD	± 7.48 ac.	6.02	45	II	6%
PA 4	SFD	± 4.42 ac.	5.88	26	II	4%
PA 5	SFD	± 6.04 ac.	5.96	36	II	5%
PA 6	SFD	± 4.10 ac.	4.15	17	II	3%
PA 7	SFD	± 3.63 ac.	5.23	19	II	3%
PA 8	SFD	± 3.56 ac.	5.62	20	II	3%
PA 9	SFD	± 11.64 ac.	5.67	66	II	10%
SUBTOTAL PROPOSED RESIDENTIAL		± 40.87 ac.		229		34%
PA 1 (EXISTING)	CHURCH	± 3.30 ac.				3%
SUBTOTAL INSTITUTIONAL		± 3.30 ac.				3%
OS 1	PARK	± 2.58 ac.				2.1%
OS 2	IMPROVED O.S.	± 0.72 ac.				0.6%
OS 3	IMPROVED O.S.	± 1.44 ac.				1.2%
OS 4	IMPROVED O.S.	± 0.68 ac.				0.6%
OS 5	IMPROVED O.S.	± 0.16 ac.				0.1%
OS 6	IMPROVED O.S.	± 0.39 ac.				0.3%
FUTURE CITY PARK AREA		± 0.89 ac.				0.7%
NATIVE OPEN SPACE		± 55.27 ac.				45.9%
SUBTOTAL OPEN SPACE		± 62.13 ac.				52%
OQUIRRH MOUNTAIN TOTAL		± 120.40 ac.	2.35	283		100%

*330 FT. BUFFER AREA(APPROX. 19.02AC.) WITHIN NATIVE OPEN SPACE AREA COUNTING TOWARDS IMPROVED OPEN SPACE CALCULATION
PER CITY CODE CH. 17.49.070

LEGEND

SINGLE-FAMILY RESIDENTIAL*

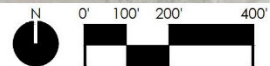
NATIVE O.S.

IMPROVED O.S.

*A MIX OF (40'/45'/50'x100' MIN.) SINGLE-FAMILY DETACHED PRODUCT (MIN. 4,000 S.F. LOTS, AVG. 5,442 S.F.)

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.24	
UNIT TYPE	UNIT COUNT	MIX
40' x 100'	61	27%
45' x 100'	109	48%
50' x 100'	59	26%
TOTAL	229	100%

NOTE: THIS YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING, AND CITY APPROVALS. ACREAGE IS ESTIMATED.



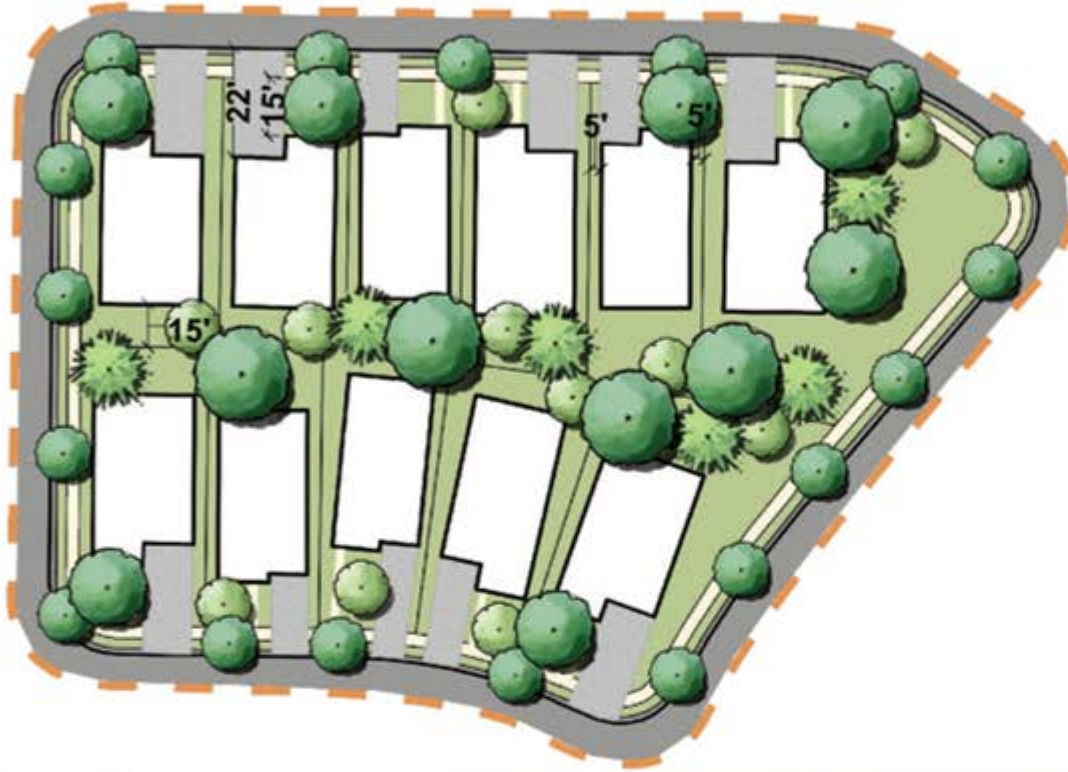
OQUIRRH MOUNTAIN

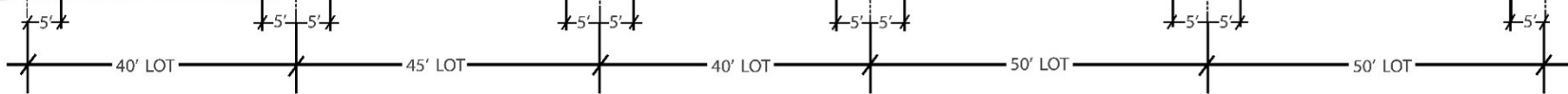
EAGLE MOUNTAIN, UTAH

CONCEPTUAL YIELD STUDY

08.04.2021 | SCALE: 1"=200'

LGI Homes





1. EXECUTIVE SUMMARY

1.1. Introduction and Project Description

This report documents a traffic impact study for the proposed Oquirrh Mountain Ranch residential development located west of Pony Express Parkway between Bald Eagle Way and Oquirrh Ranch Parkway in the City of Eagle Mountain, Utah.

The proposed Oquirrh Mountain Ranch residential development is to be located on parcel 58:048:0116 per the Utah County parcel map on approximately 102(+/-) acres and is anticipated to consist of 229 single-family homes. The anticipated project build-out date is 2023.

Access to the development will be provided by Bald Eagle Way and Oquirrh Ranch Parkway via Pony Express Parkway.

Existing (2021) and future 2023 traffic conditions were analyzed as part of this study.

The project location and study area intersections included in this study are shown in **Figure ES 1**.

1.2. Findings

The proposed Oquirrh Mountain Ranch residential development is estimated to generate 2,389 daily trips, with 180 occurring in the AM peak hour and 242 occurring in the PM peak hour on a typical weekday at full build-out.

Operational analysis results from the different scenarios evaluated as part of this TIS are provided in Table **ES-1**.

Table ES-1 – LOS Operational Analysis Results

LOS Operational Analysis Results				
Intersection				
Number			1	2
Name			Pony Express Parkway / Bald Eagle Way	Pony Express Parkway / Oquirrh Ranch Parkway
Control			EB Stop	EB Stop
Analysis Scenario	2021 Existing	AM	B / EBL	B / EBL
		PM	C / EBL	B / EBL
	2023 Background	AM	B / EBL	A / EBL
		PM	C / EBL	C / EBL
	2023 Plus Project	AM	B / EBL	B / EBL
		PM	C / EBL	C / EBL

Three intersection related crashes were identified at the Pony Express Parkway and Bald Eagle Way intersection. Of the three crashes, two resulted in injury and one resulted in property damage only, and none of the crashes were fatal.

No intersection related crashes were identified at the Pony Express Parkway and Oquirrh Ranch Parkway intersection.

1.3. Recommendations

- Based on preliminary traffic signal warrant calculations, it is not recommended that a signal be installed at either study area intersection.
- As the area continues to develop, the City may conduct a full traffic signal warrant analysis in the future. This would be the responsibility of the City and not this development as a traffic signal is not warranted based on the anticipated peak hour traffic from the development.
- There are no recommended improvements beyond the recently completed Pony Express Parkway roadway widening improvements and traffic signal north of the development at Pony Express Parkway and Lone Tree Parkway.

Oquirrh Mountain Ranch Master Development Plan Amendment

Introduction

Oquirrh Mountain Ranch is an approved master development plan that consists of approximately 120.4 acres of land on the west side of Pony Express Parkway, north of Overland Village 2, and south of Lone Tree. The project has received approvals for a master development plan and agreement, with the latest amended and restated agreement dating back to June 2016.

The project was zoned residential with a mix of housing types and lot sizes as well as a church property site. The overall density of the project was approved to not exceed the lesser of an average of 5.3 residential units per buildable residential acre or a total of 346 residential units.

Since these approvals, Phase A of Oquirrh Mountain Ranch has been completed on about 18 acres of the overall 120 acres which included the church property and 54 single-family lots, leaving 292 units available under the previous approvals.

Proposal

Based on the recent purchase of Oquirrh Mountain Ranch Phase B by LGI Homes, a top ten national homebuilder, this proposed master development plan amendment looks to incorporate a proposal to change the proposed housing type, for 229 units, to all single-family detached housing on an average lot size of almost 5,442 square feet. With this amendment, including the built Phase A, the overall Oquirrh Mountain Ranch development looks to utilize 283 lots from the previously approved 346 unit maximum, resulting in a 18% reduction in units and a 15% increase in the projects dedicated open space.

With an overall gross density of 2.35 dwelling units per acre, Oquirrh Mountain Ranch will fit more in line with the existing Eagle Mountain General Plan Future Land Use Map designation of Neighborhood Residential One, which promotes a mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, including improved neighborhood open space. Although, with over half of the site being dedicated as open space, modified Tier II Neighborhood Residential development standards will be used to sensitively manage the sensitive development areas based on the sites steep terrain, multiple ridgelines and historic petroglyphs located throughout the site. Based on a slope analysis, this includes making sure development will not be built within slopes of 25% or greater.

Open Space

The previous master development plan was required to include 5.5 acres of improved open space areas based on a percentage of the proposed land area. Now, with the calculation based on units, the overall community (283 lots) is required to provide 6.50 acres of improved area. Currently, the revised plan

exceeds this amount and provides 23.84 acres of improved open space, including a 330' wildlife corridor (counted as improved open space per City Code Ch.17.49.070) and rugged hiking trails located within the sites native open space. This native open space will also provide for spectacular views, wildlife corridors, and opportunities for hiking and experiencing the great outdoors. While these features are considered the site's true amenity and the heart of the community, additional improved amenities will be offered as well. These areas will be consistent with the City's improved open space and Parks & Open Space worksheet criteria, with a host of amenities to meet the necessary point requirements.

Similar to the previous approvals, located throughout the overall proposed 62.13 acres of on-site open space, six parks are being provided as accessories to the site's unique natural environment. These areas will provide more formal play areas for residents to gather, relax or enjoy their pets. Additionally, trail connections will be incorporated to allow pedestrian connectivity throughout the development and to the main street and regional trail, providing an opportunity for residents to stay active and have opportunities for social interaction. The area with the high petroglyph concentration, which was protected as part of Phase A, has been opened up to include a 2.5-acre park, acting as the sites centralized active amenity while providing a unique opportunity to preserve these historic elements for all to enjoy.

Lot Sizes and Compatibility Statement

Oquirrh Mountain Ranch was previously approved to include mix of housing types and lot sizes to be constructed to meet the City's Tier II, Tier III, and Tier IV requirements. This proposed amendment looks to modify the proposed housing types to provide a mix of three different single-family detached lots sizes within an area of the City that has a high potential for growth. Located within the Central Economic Node, Oquirrh Mountain Ranch looks to help connect a bifurcated area with an underserved lot mix and alternative price point to the existing development trends. The existing surrounding development offers the following range of lot sizes, which set the table for this proposed amendment.

- Oquirrh Mountain Ranch Phase A – 55's, 60's and 70's
- Lone Tree – 50's, 60's, 62.5' and 70's
- Sunset Ridge – 66', 70', 75' and 80'
- Hidden Hollow – 20', 25', 50', 67', 72.5' and 90'
- Overland – 55', 56', 65', 70' 75' and 80'

Oquirrh Mountain Ranch Phase B will have lot sizes, proposed at 40's, 45's, and 50's in width with a minimum of 100' in depth, that will provide complementary land uses, to the surrounding development, while adding to a diverse mix of housing with prime access to the City of Eagle Town Center. To accommodate these lot sizes, consistent with the previously approved higher density plan, proposed

amended development standards will be proposed through the entitlement process.

As proposed within this Master Development Plan amendment, Phase B not only offers an appropriate lot mix, but also provides a more sensitive approach to compatibility than the previously approved plans. Like those previous approvals, this plan keeps the extensive buffers to the east and north with no impact to the adjacent Lone tree and Sunset Ridge subdivisions. Internal, Phase A was originally surrounded by single-family attached/triplex product. Now, a more appropriate transition will be applied to continue the single-family detached land use, with an alternative product, as development heads into the site. To the south, previously approved as a mix of multi-family, single-family detached cluster and single-family detached, this new proposal looks to only offer a single-family detached land use. Additionally, per the approved Master Development Agreement, Oquirrh Mountain Ranch agreed to a 20-foot building setback along the project's southern boundary, including a ten foot landscaped corridor to be planned cooperatively with the neighboring property owner, which would provide both the other 10-foot landscaped portion of the corridor. Also, this proposed plan amendment anticipates an increased open space buffer along the edge of this southern boundary, adjacent to the Overland community, up to 30' in width. Lastly, adjacent to the vacant property to the west, the previous approvals anticipated the entire western project frontage to be developed with a mix of single-family detached housing and multi-family development. This current proposal, looks at a more sensitive approach, pulling development out of the northwest corner to preserve the adjacent hillside. Additionally, the western border will be developed with only the single-family detached land use, to ensure future compatibility.

Conclusion

The continuation of the Oquirrh Mountain Ranch development will produce an attractive & well-designed community to the area. The development will provide a blend of appealing single-family homes and substantial open space areas, capturing the amazing views and the prime site access. The proposed Master Development Plan amendment aligns with the City's goals and planned growth. The site's open spaces and amenities work together to create an active and interconnected community. Our design team has carefully considered the development of this plan and believe with these positive characteristics, approval of this development is in the best interests of the City. Accordingly, the developer and design team respectfully request your approval of the Master Development Plan amendment for Oquirrh Mountain Ranch.

Thank you for your time and consideration. We look forward to working with the City of Eagle on the execution and deliverance of this high-quality project. Please feel free to contact us if you have any questions or require additional information.

area which is approved by the City in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1 Governing Standards. The Project shall be governed by the procedures, standards and requirements of the Eagle Mountain Municipal Code (the “City Code”).

2 Zoning, Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the City Code. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use within the Project. The Land Use Map is the zoning map for the Property.

2.1 Planning Areas and Densities. The total Project densities are as follows:

Total Land Area:	120.4 acres
Total Buildable Acres:	104.2 acres
Maximum Residential Units:	346 units
Improved Open Space:	Not less than 5.5 acres fully improved; 14.2 acres partially improved (with trails, petroglyph park, Frisbee golf, and some improved areas; 32.4 acres improved with trails and viewing towers.

The overall density of the Project may not exceed the lesser of an average of 5.3 residential units per buildable residential acre or a total of 346 residential units (the “Maximum Density”). In addition, the Property is divided into twelve planning areas (the “Planning Areas”) which permit a maximum number of units per acre within each Planning Area. The location of each of Planning Area is depicted on Exhibit “B.” The development of each Planning Area must contain improvements to meet the City’s current Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Planning Area, or such other requirements as adopted by the City in the future. The City shall not issue any final subdivision plat until Developer has demonstrated how it will meet the City’s Tier II, Tier III, or Tier IV requirements for that particular Planning Area. The size and densities of the Planning Areas are as follows:

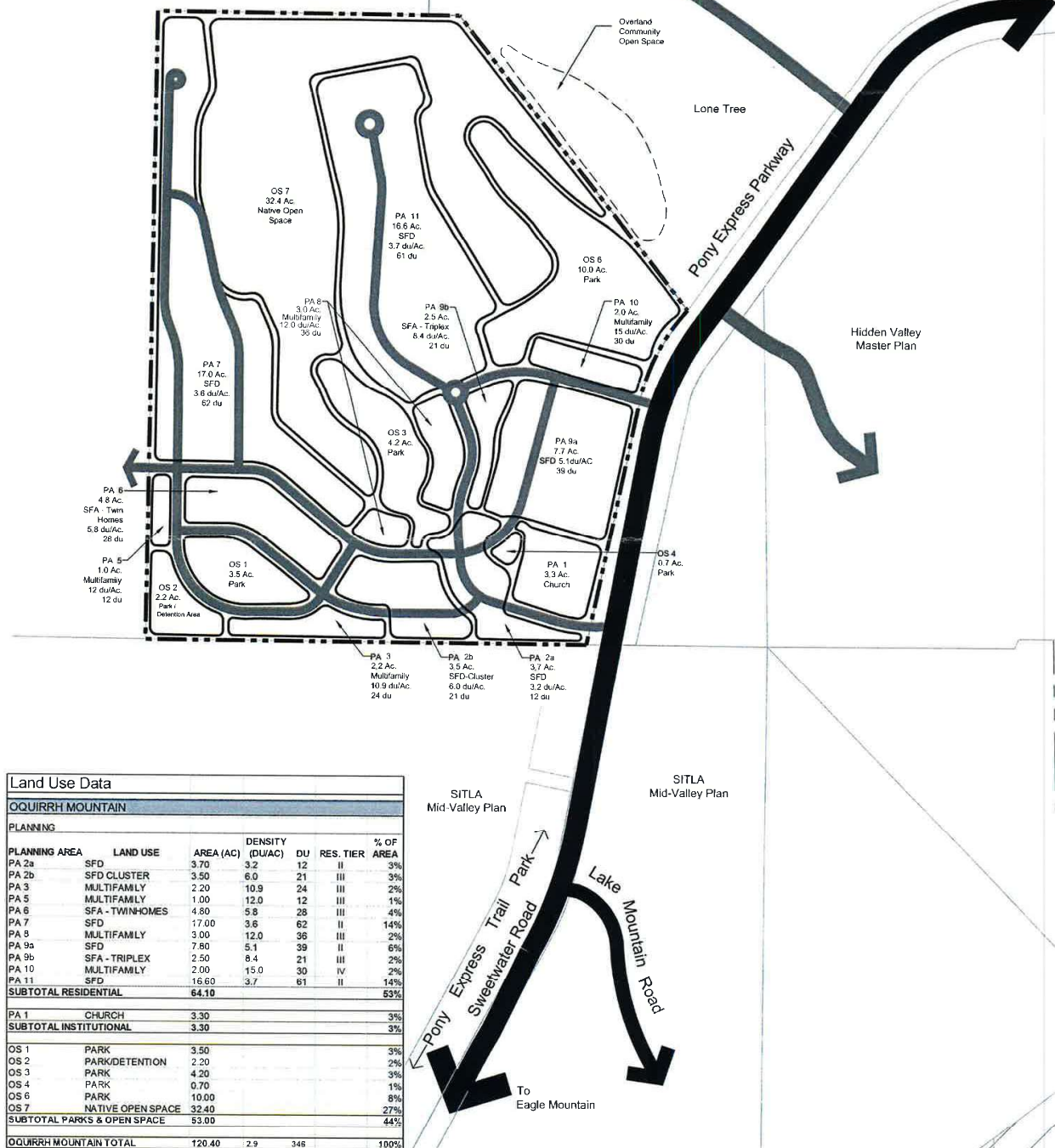
Planning Area	Proposed Land Use	Area (Acres)	Development Units	Maximum Density Units / Acre	Res. Tier
PA-1	Church Site	3.3	0	0	-
PA-2a	Single-Family Detached	3.7	12	3.2	II

PA-2b	Single-Family Detached Cluster	3.5	21	6.0	III
PA-3	Multifamily	2.2	24	10.9	III
PA-5	Multifamily	1.0	12	12.0	III
PA-6	Multifamily – Twinhomes	4.8	28	5.8	III
PA-7	Single-Family Detached	17.0	62	3.6	II
PA-8	Multifamily	3.0	36	12.0	III
P-9a	Single-Family Detached	7.8	39	5.1	II
PA-9b	Single-Family Attached - Triplex	2.5	21	8.4	III
PA-10	Multifamily	2.0	30	15	IV
PA-11	Single-Family Detached	16.6	61	3.7	II
Totals		67.4	346	5.39	

2.2 Maximum Density. Developer shall be entitled to develop up to the Maximum Density provided that Developer has complied with applicable provisions of the City's Code. Developer acknowledges that the City may enact future ordinances, amendments, or other development standards which increase or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the City's Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the City Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities.

2.3 Proposed Land Uses. The Proposed Land Uses set forth above and included in Conceptual Site Plan, Exhibit "C," are conceptual and do not dictate the final type or layout of buildings within the Project. Nevertheless, it is the expectation of the City and the Developer that the end product will resemble the type of buildings set forth above.

2.4 Development Requirements. Unless the City Code is amended to require other improvements, Developer shall construct improvements to meet the City's Tier II, Tier III,



Oquirrh Mountain Master Development Plan

Scale: 1" = 100'
February 28th, 2014



SAGE
COMMUNITIES

Map 4: Overall Development
Land Use (Community Use Planning) Project Planning
100% Schematic Design
100% Preliminary Engineering
100% Final Engineering

OMR Existing Development

Development Pod	Vested Units	Build Units	Difference
PA 10	30	7	23
9a	39	37	2
2a	12	10	2
Total	81	54	27

Vested Development Standards (Tier II - Tier IV)							
Tier	Setbacks				Frontage	Minimum Lot Size	Average Lot Size
	Front Yard	Rear Yard	Side Yard	Corner			
Tier II	15' /22'***	20'	5' & 10'	15'	55' (& 60' for 20% of the project)	n/a	n/a
Tier III (Single Family)	15' / 22'***	20'	5' & 10'	15'	55' (& 60' for 20% of the project)	n/a	n/a
Distance Between Multifamily Housing					n/a	n/a	n/a
Tier III (Multifamily)	20' (Council may approve a standard that differs)				n/a	n/a	n/a
Tier IV	20' (Council may approve a standard that differs)				n/a	n/a	n/a
*** If accessed from the front, garage shall have a setback of 22'							



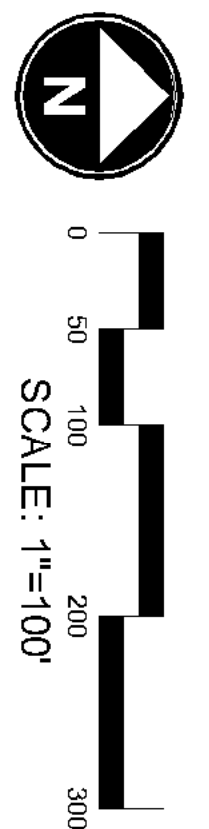
PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE. THIS A PRELIMINARY PLAN INTENDING TO SHOW DEVELOPED SITES OF THE PROJECT. DESIGN HAS NOT BEEN FINALIZED AND CHANGES TO LOT SIZES, LOT LAYOUT, STREET LAYOUT, PARK/TRAIL LOCATIONS ETC. MAY BE PROPOSED AT PRELIMINARY PLAT.

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

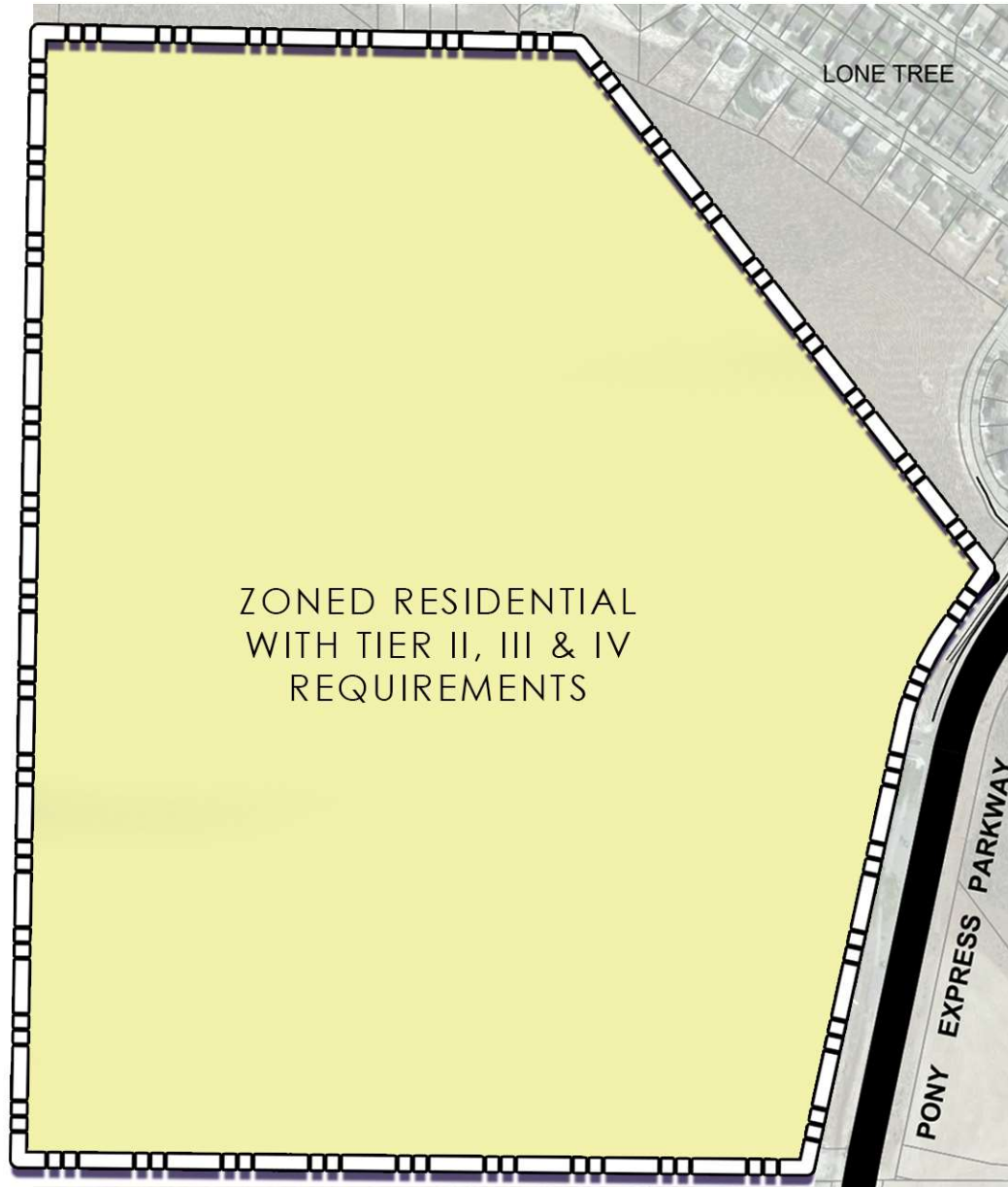
OVERLAND - VILLAGE 2

MASTER PLAN

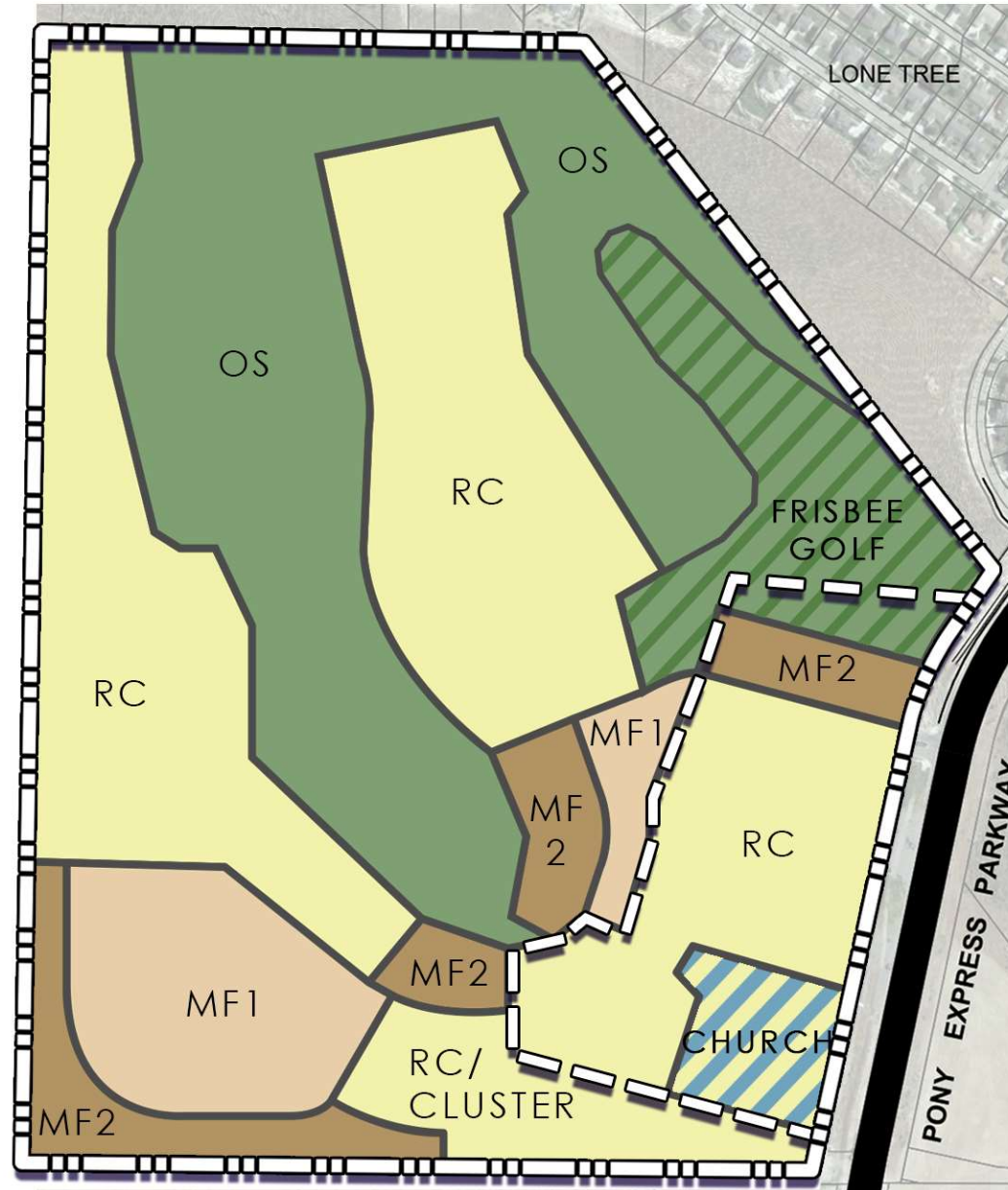
MAP DATE: OCTOBER 8, 2020



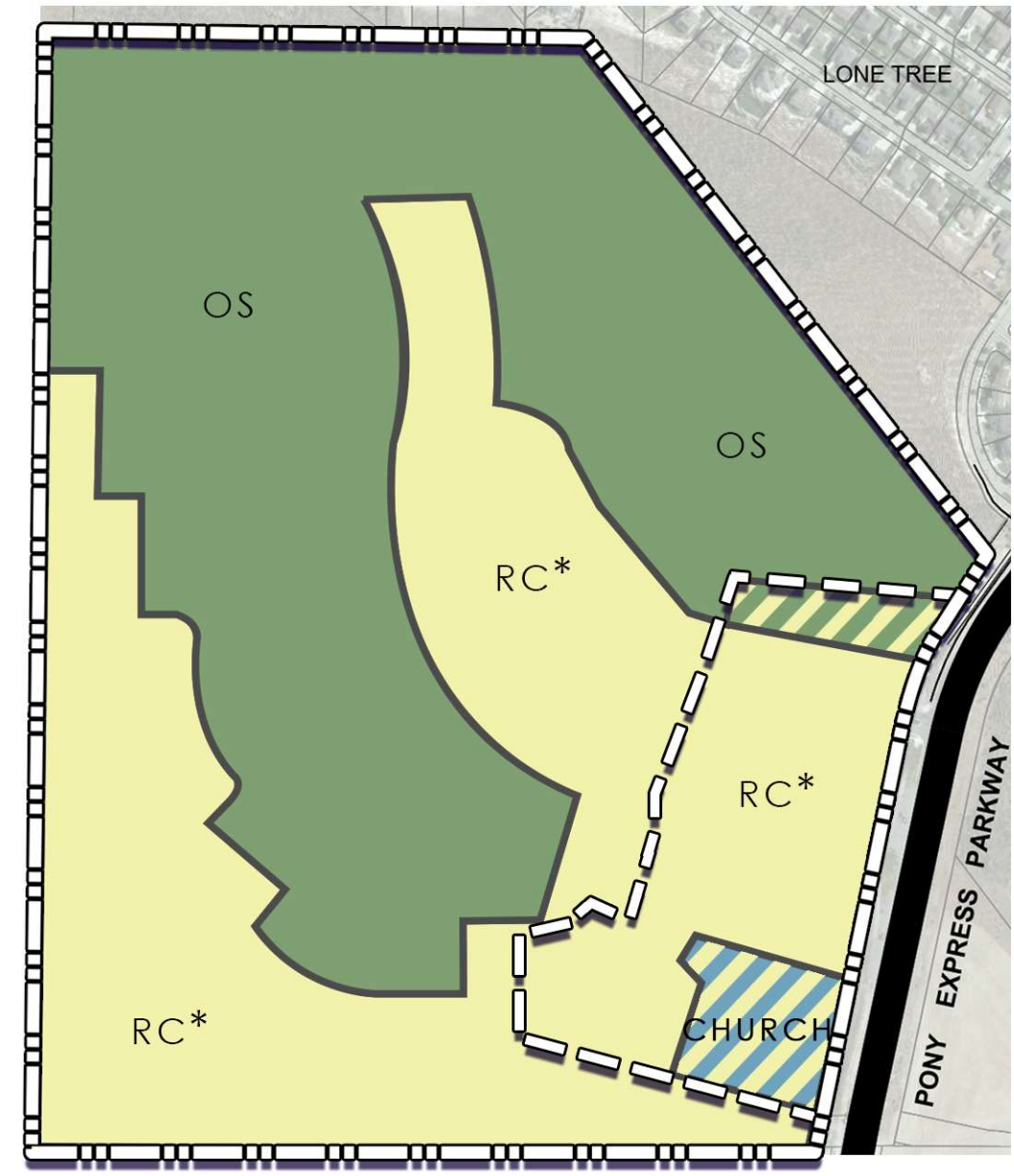
APPROVED MDA (5.3 DU/AC)



APPROVED PLAN (5.3 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



PROPOSED PLAN (2.35 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



LEGEND



* WITH AMENDED DEV. STANDARDS
(MIN. LOT SIZE: 4,000 S.F., AVG. 5,442 S.F.)
MINIMUM LOT FRONTAGE: 40'
SETBACKS: FRONT: 15', SIDE: 5',
FRONT GARAGE: 22', REAR: 15')



OQUIRRH MOUNTAIN
EAGLE MOUNTAIN, UT

ZONING COMPARISON EXHIBIT

08.05.2021 | SCALE: NTS

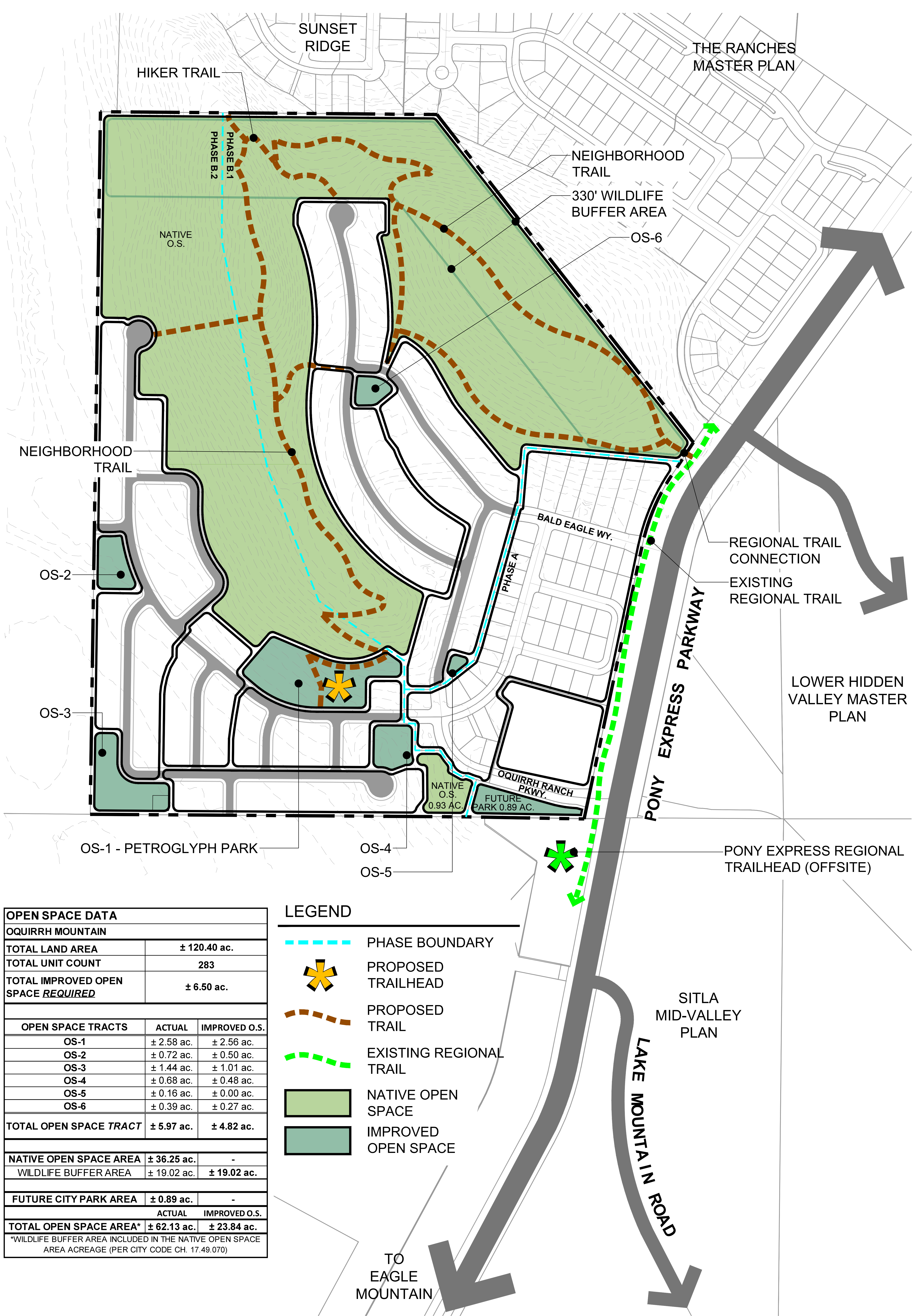


Kimley»Horn

	RC Development Standards	Proposed Modified RC Development Standards	Vested Single Family (Tier II) Development Standards
Minimum Lot Size	4,500 s.f.	4,000 s.f.	n/a
Average Lot Size	6,000 s.f.	5,442 s.f.	n/a
Minimum Frontage	58'	40'	55' (20% of development at 60') 20' on a cul-de-sac or circle
Front Setback	15'	15'	15'
Driveway Setback	22'	22'	22'
Rear Setback	20'	15'	15'
Side Setbacks	8' & 10' on Garage Side	5'	5' & 10' (10' on garage side)
Corner Setbacks	15'		15'

RC Zone Development Standards			
	RC Development Standards	Proposed Modified RC Development Standards	Difference
Minimum Lot Size	4,500 s.f.	4,000 s.f.	500 s.f.
Average Lot Size	6,000 s.f.	5,442 s.f.	558 s.f.
Minimum Frontage	58'	40'	18'
Front Setback	15'	15'	0
Driveway Setback	22'	22'	0
Rear Setback	20'	15'	5'
Side Setbacks	8' & 10' on Garage Side	5'	3' & 5'
Corner Setbacks	15'		

Oquirrh Mountain Ranch Vestings										
	Units Approved / Proposed	SFD	MF Units	MF % of total Project	Residential Acreage	Open Space Acreage	Chuch Acreage	Gross DU/AC	DU per buildable acreage	Total Acreage
Original Approval	417	108	309	74%	65.9	54.5	0	3.46	6.33	120.4
2016 Amendment	346	195	151	44%	64.1	53	3.3	2.87	5.40	120.4
Current Proposal	283	283	0	0%	54.97	62.13	3.3	2.35	5.15	120.4



OPEN SPACE DATA		
OQUIRRH MOUNTAIN		
TOTAL LAND AREA	± 120.40 ac.	
TOTAL UNIT COUNT	283	
TOTAL IMPROVED OPEN SPACE <u>REQUIRED</u>	± 6.50 ac.	
OPEN SPACE TRACTS	ACTUAL	IMPROVED O.S.
OS-1	± 2.58 ac.	± 2.56 ac.
OS-2	± 0.72 ac.	± 0.50 ac.
OS-3	± 1.44 ac.	± 1.01 ac.
OS-4	± 0.68 ac.	± 0.48 ac.
OS-5	± 0.16 ac.	± 0.00 ac.
OS-6	± 0.39 ac.	± 0.27 ac.
TOTAL OPEN SPACE TRACT	± 5.97 ac.	± 4.82 ac.
NATIVE OPEN SPACE AREA	± 36.25 ac.	-
WILDLIFE BUFFER AREA	± 19.02 ac.	± 19.02 ac.
FUTURE CITY PARK AREA	± 0.89 ac.	-
	ACTUAL	IMPROVED O.S.
TOTAL OPEN SPACE AREA*	± 62.13 ac.	± 23.84 ac.
*WILDLIFE BUFFER AREA INCLUDED IN THE NATIVE OPEN SPACE AREA ACREAGE (PER CITY CODE CH. 17.49.070)		

LEGEND

PHASE BOUNDARY

PROPOSED TRAILHEAD

PROPOSED TRAIL

EXISTING REGIONAL TRAIL

NATIVE OPEN SPACE

IMPROVED OPEN SPACE

OQUIRRH MOUNTAIN

EAGLE MOUNTAIN, UTAH

CONCEPTUAL OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN AMENDMENT

N

SCALE: APPROX.
0' 75' 150' 300'

DRAWN BY: BR

DATE: 08/05/21





Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space

Residential Lots/Units 229 + 54 = 283		Required Open Space (Square Feet) 283,000		Required Open Space (Acres) 6.50 Acres
	X 1,000 =		/ 43,560 =	

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet) 0.00		Fee-in-Lieu (w/o appraised value of open space) \$0.00
	X \$3.75***	

Required Amenity Points

Required Open Space (Acres) 6.50		Required Amenity Points 650
	X 100	

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	15	30
Bicycle Rack (4+ bikes)	2	6	12
Trees (5) (a majority must be shade trees)	2	48	96
Shade Structure	4	1	4
Drinking Fountain	5		0
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0
Parking** (5 Stalls)	6	10	12
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	400 SF	16
Playground Equipment* <u>Per \$1,000</u>	2		0
Splash Pad* <u>Per \$1,000</u>	2		0
Pickleball court (per court)	40		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100		0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		
Other: Petroglyph viewing area ****	Varies	3	930
Other: Incline ****	Varies	1	114
Other: Hiking Trail ****	Varies	1	244
Other: Wildlife Corridor ****	Varies	1	945
Total			2,403

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.

**** Reference the Amenity Point Justification Narrative for details.

To: Taylor Jensen
City of Eagle Mountain – Planning Manager

From: Tamara Connolly, PE
Kimley-Horn and Associates, Inc.

Date: July 2021

Subject: **Oquirrh Mountain Ranch – Non-Standard Amenity Point Justification**

1. **Petroglyph Viewing Area.** 40 points were assigned to the three petroglyph areas. Additional coordination between the applicant and the City will be required to determine the educational signage to be installed at each area. Additionally, nine premium lots were removed from this area to accommodate protecting the petroglyphs in place, LGI Homes estimates the loss of these nine premium lots to be approximately \$405,000. Per the direction of City staff, we will assign a point for every \$500 of estimated loss which is 810 points. Combining the totals of the estimated loss with the improvements made to the viewing areas, we are assigning 930 total points for the Petroglyph section.
2. **Mountain Incline.** We have assigned a point for every vertical foot of gain. 5025 to 5139 is an elevation gain of 114 feet.
3. **Hiking Trail.** We have assigned 244 points to the hiking trails throughout the open space. We arrived at this number by taking half the points traditionally assigned to an asphalt trail (6 points per 100 linear feet). There is roughly 8,100 linear feet of proposed hiking trail on the site.
4. **Wildlife Corridor.** 4 lots and 5 lots were removed from the Phase 1 & 2 cul-de-sac's, respectively. This request was to account for the 330' wildlife corridor on the northern portion of the site. LGI Homes has estimated the loss of these 9 premium lots to be in the ballpark of \$472,500. Per the direction of City staff, we will assign a point for every \$500 of estimated loss which is 945 points.

PRELIMINARY PLAT
FOR
OQUIRRH MOUNTAIN RANCH
SUBDIVISION

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 25, TOWNSHIP
5S, RANGE 2 WEST OF THE SALT LAKE PRINCIPAL MERIDIAN
TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

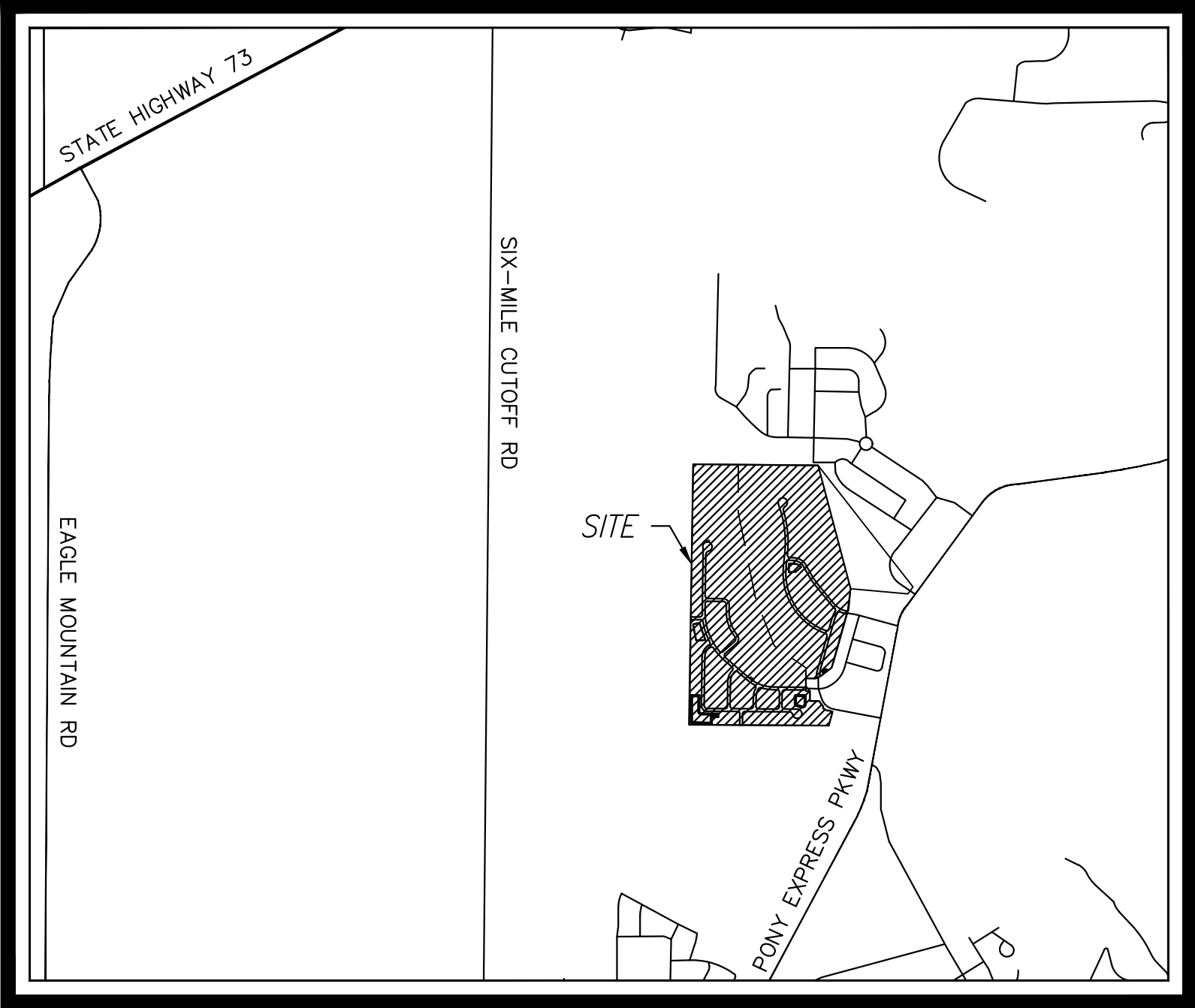
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

OWNER/DEVELOPER
LGI HOMES
3401 QUEBEC ST, SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921-1233
CONTACT: TRACE HERRINGTON

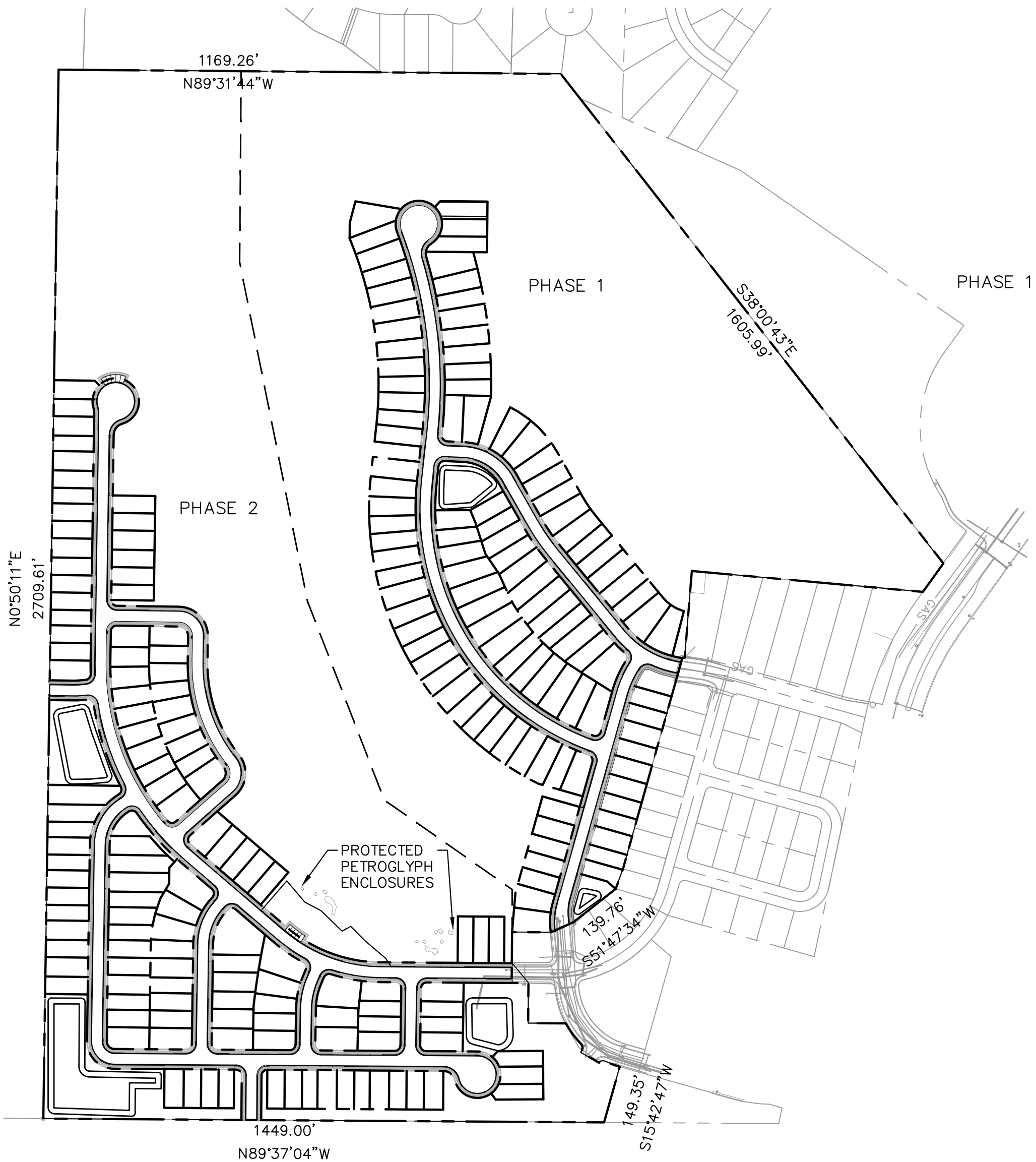
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

LAND PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEITH NICTER

LAND SURVEYOR
FOCUS ENGINEERING
6949 S, HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047
PHONE: (801) 352-0075
CONTACT: SPENCER LLEWELYN, PLS



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

LEGEND

- PROPOSED CL
- PROPOSED SWALE
- PROPOSED SECTION LINE
- PROPERTY LINE/TRACT LINE
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT

INSPECTION: CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF AN EAGLE MOUNTAIN CITY INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

EAGLE MOUNTAIN CITY APPROVAL

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THE COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

TOWN OF XXXX ENGINEER

DATE



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
COVER

EAGLE MOUNTAIN, UTAH

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): N/A SCALE (V): N/A		
DATE: JULY 2021		SHEET NO. 1
PROJECT NO. 196011002		
DWG. NAME CV. PRELIMINARY PLAT.dwg		

21 sheets

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\CV_PRELIMINARY_PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg
OF AND UNLESS OTHERWISE NOTED, THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

CASE NO.: TBD

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\CV_PRELIMINARY_PLAT.dwg Aug 05, 2021 Trey,Farrell
XREFS: K:\196011002--TB--PHI K:\196011002--VF A:\196011002--DEM X:\196011002--DEM
OF AND WIPPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

LOT AREA TABLE	
LOT NO.	AREA (SF)
1	5535
2	5386
3	4500
4	4500
5	4500
6	5000
7	5000
8	5862
9	4839
10	5733
11	6389
12	5750
13	5750
14	5111
15	5750
16	6389
17	5750
18	5749
19	5110
20	5749

LOT NO.	AREA (SF)
21	5750
22	6389
23	5111
24	5750
25	5111
26	5111
27	5750
28	5750
29	6012
30	5415
31	4993
32	5617
33	4993
34	5617
35	5617
36	6241
37	5617
38	6241
39	5617
40	6241

LOT NO.	AREA (SF)
41	5553
42	7462
43	5692
44	5355
45	5762
46	7039
47	5606
48	4983
49	6230
50	5606
51	5606
52	4983
53	4983
54	6068
55	6871
56	5990
57	7499
58	5883
59	6000
60	5400

LOT NO.	AREA (SF)
61	6524
62	6306
63	4800
64	5400
65	6000
66	6000
67	5400
68	7298
69	7181
70	7063
71	6491
72	7344
73	6609
74	5875
75	5875
76	7344
77	7344
78	6645
79	6560
80	6680

LOT NO.	AREA (SF)
81	5466
82	4507
83	4667
84	4564
85	4365
86	5460
87	5142
88	5997
89	6829
90	6433
91	6494
92	5672
93	6746
94	5726
95	7313
96	4771
97	4487
98	4500
99	5000
100	4500

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
DB: A	PRIVATE HOA	DETENTION BASIN	0.39
DB: B	PRIVATE HOA	DETENTION BASIN	0.16
DB: C	PRIVATE HOA	DETENTION BASIN	0.72
DB: D	PRIVATE HOA	DETENTION BASIN	1.06
DB: E	PRIVATE HOA	DETENTION BASIN	0.34
PARCEL: A	CITY OF EAGLE MOUNTAIN	PARK SPACE	57.08
PARCEL: B	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.57
PARCEL: C	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	2.03
PARCEL: D	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.12
ROW: PHASE 1	CITY OF EAGLE MOUNTAIN	CITY RIGHT-OF-WAY	3.90
ROW: PHASE 2	CITY OF EAGLE MOUNTAIN	CITY RIGHT-OF-WAY	7.14

LOT NO.	AREA (SF)
101	5000
102	5000
103	4500
104	4500
105	5000
106	4000
107	4104
108	4800
109	4800
110	4800
111	5350
112	4400
113	4400
114	5280
115	4872
116	5017
117	5022
118	5127
119	4374
120	4412

LOT NO.	AREA (SF)
121	5349
122	6543
123	5674
124	8261
125	5000
126	4500
127	4500
128	5000
129	4000
130	4500
131	5000
132	4000
133	4500
134	4500
135	7948
136	5797
137	4883
138	4950
139	5487
140	5864

LOT NO.	AREA (SF)
141	5350
142	4885
143	5709
144	5444
145	12005
146	4000
147	4500
148	4500
149	5000
150	8646
151	6005
152	5984
153	5098
154	5500
155	4400
156	4950
157	4950
158	6037
159	6092
160	4950

LOT NO.	AREA (SF)
161	4400
162	5500
163	4950
164	4950
165	4463
166	5362
167	5307
168	7617
169	7151
170	6167
171	4950
172	5500
173	4950
174	5500
175	4400
176	4950
177	4950
178	4400
179	4956
180	4606

LOT NO.	AREA (SF)
181	6007
182	8747
183	5406
184	4725
185	4725
186	4200
187	4725
188	4725
189	4725
190	5250
191	4725
192	4725
193	4200
194	4725
195	5250
196	4200
197	5250
198	4624
199	5152
200	4950

PLAT CALCULATIONS		
	AREA (SF)	AREA (AC)
TOTAL ACREAGE	-	102.11
TOTAL ACREAGE IN LOTS	-	28.61
TOTAL OPEN SPACE	2683962	61.62
TOTAL IMPROVED OPEN SPACE		
AVERAGE LOT SIZE	5442	0.12
LARGEST LOT SIZE	12005	0.28
SMALLEST LOT SIZE	4000	0.09
OVERALL DENSITY	2.24	
TOTAL NO. OF LOTS	229	

LOT NO.	AREA (SF)
201	4950
202	5500
203	4950
204	4950
205	4400
206	4871
207	4500
208	4878
209	4315
210	5397
211	4856
212	4853
213	4314
214	6196
215	5867
216	5282
217	4757
218	5283
219	5248
220	4786

LOT NO.	AREA (SF)
221	4754
222	5283
223	5074
224	5452
225	6506
226	5492
227	4944
228	5495
229	4947



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
AREA TABLES
EAGLE MOUNTAIN, UTAH



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4682 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED
KHTEAM

DRAWN
KHTEAM

CHECKED
TLC

SCALE (H): N/A
SCALE (V): N/A

DATE:
JULY 2021

PROJECT NO.
196011002

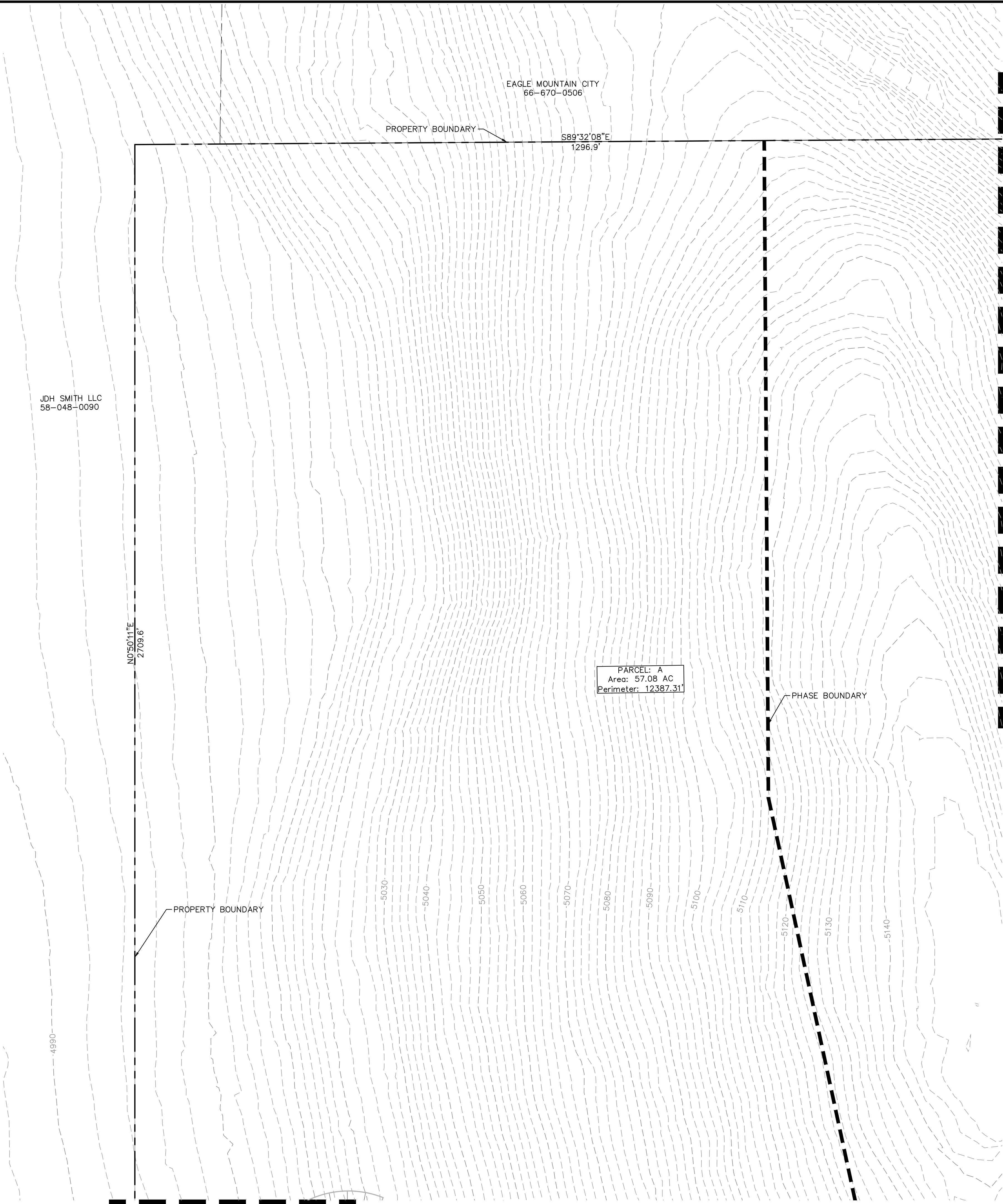
DWG. NAME
CV_PRELIMINARY_PLAT.dwg

SHEET NO.
2

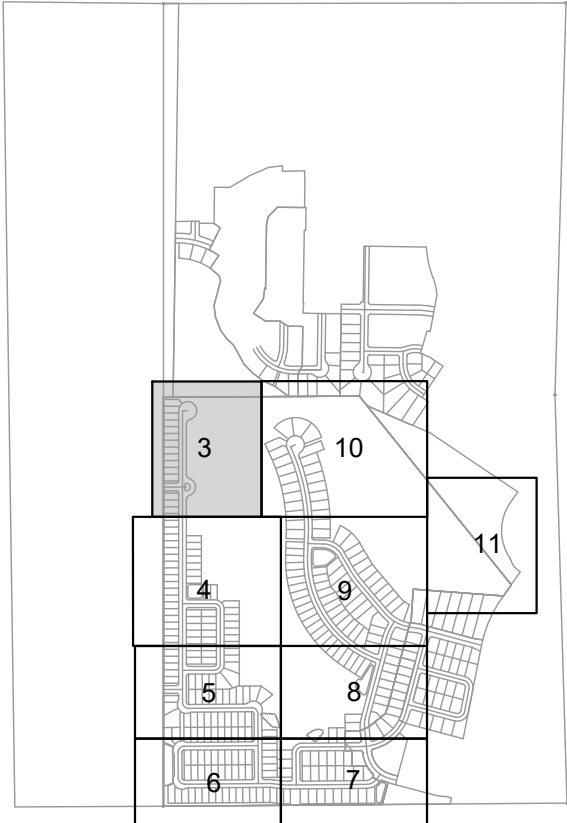
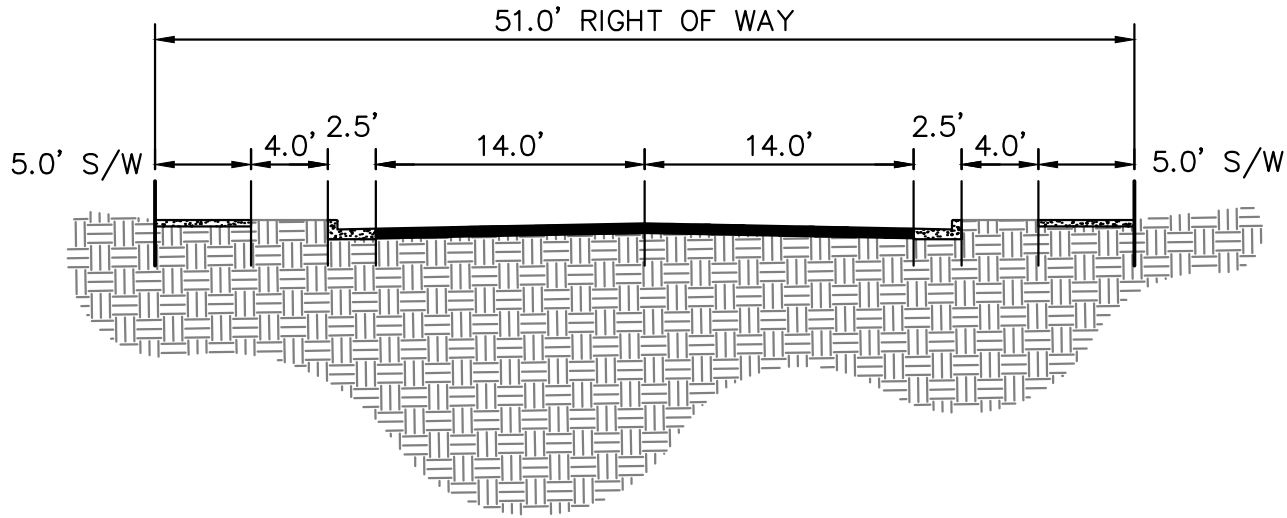
21 of 21 sheets

CASE NO.: TBD

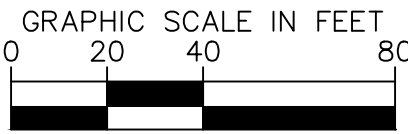
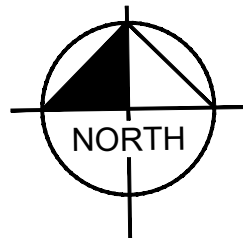
K:\DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: K:\196011002-1B-PH1\196011002-VF\196011002-VF.dwg
OF AND UNPUBLISHED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
--------------------	-----------------	----------------

SCALE (H): 1" = 40'
SCALE (V): N/A

DATE:

JULY 2021

PROJECT NO.

196011002

DWG. NAME

PRELIMINARY PLAT.dwg

SHEET NO.

3

of 21 sheets

MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 10 FOR CONTINUATION

CASE NO.: TBD

K:_DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyForrell
XREFS: K:\196011002-TB-PH1\196011002-VF\196011002-VS\196011002-VS.dwg OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REFUSE
OF AND WARRANT RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

JDH SMITH LLC
58-048-0090

MATCHLINE SEE SHEET 3 FOR CONTINUATION

PROPERTY BOUNDARY

N SLICK ROCK WAY

18+00(51' ROW)

SWITCHBACK WAY

8+00(51' ROW)

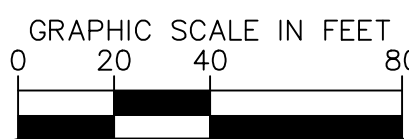
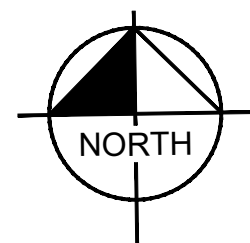
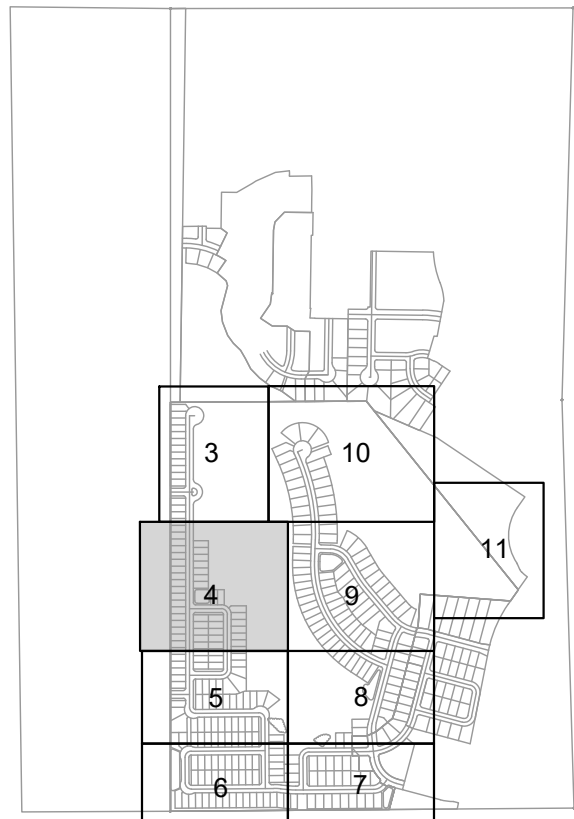
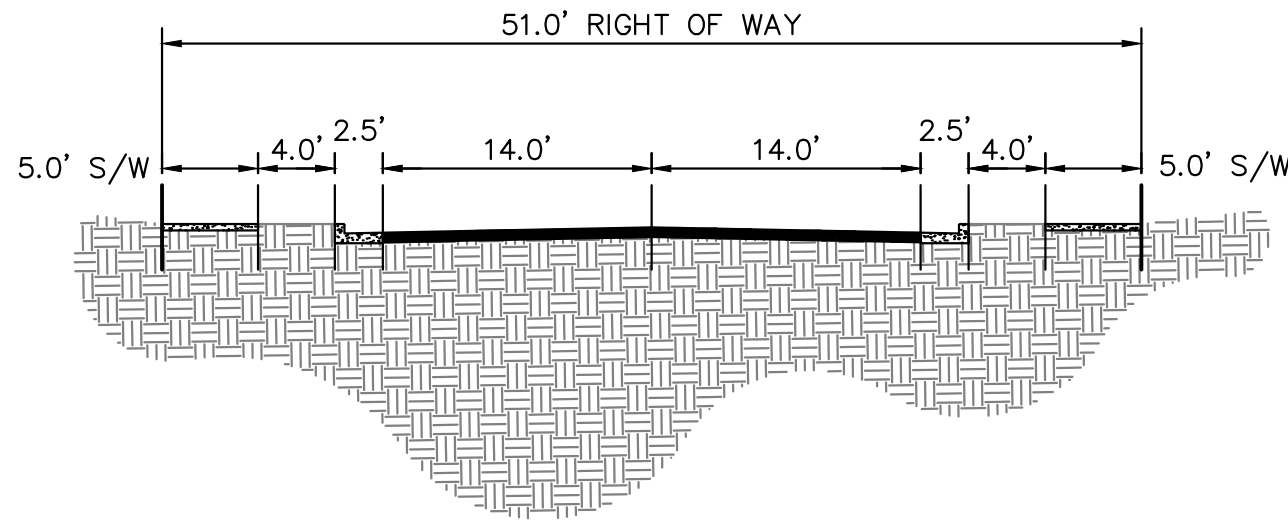
MATCHLINE SEE SHEET 5 FOR CONTINUATION

PARCEL: A
Area: 57.08 AC
Perimeter: 12387.31'

ROW: PHASE 2
Area: 7.14 AC
Perimeter: 11343.24'

PHASE BOUNDARY

LOCAL STREET CROSS-SECTION - 51' ROW



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4682 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC

SCALE (H):
SCALE (V):

DATE:

JULY 2021

PROJECT NO.

196011002

DWG. NAME

PRELIMINARY PLAT.dwg

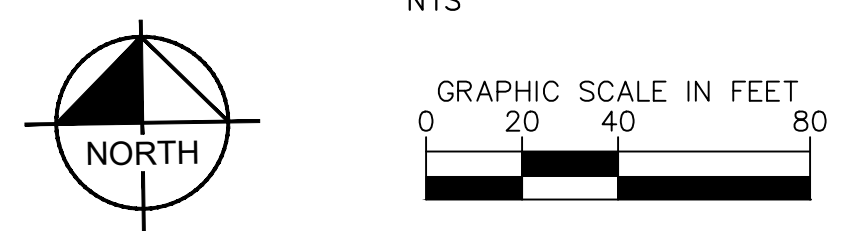
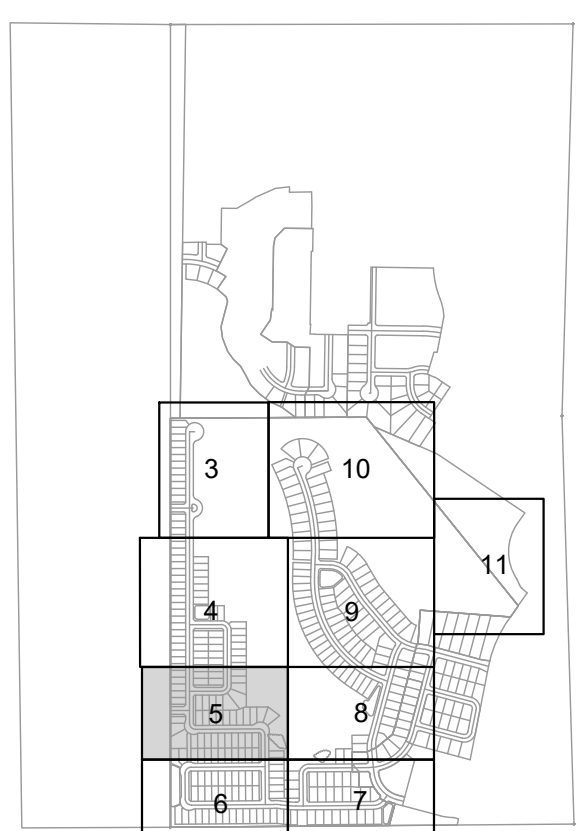
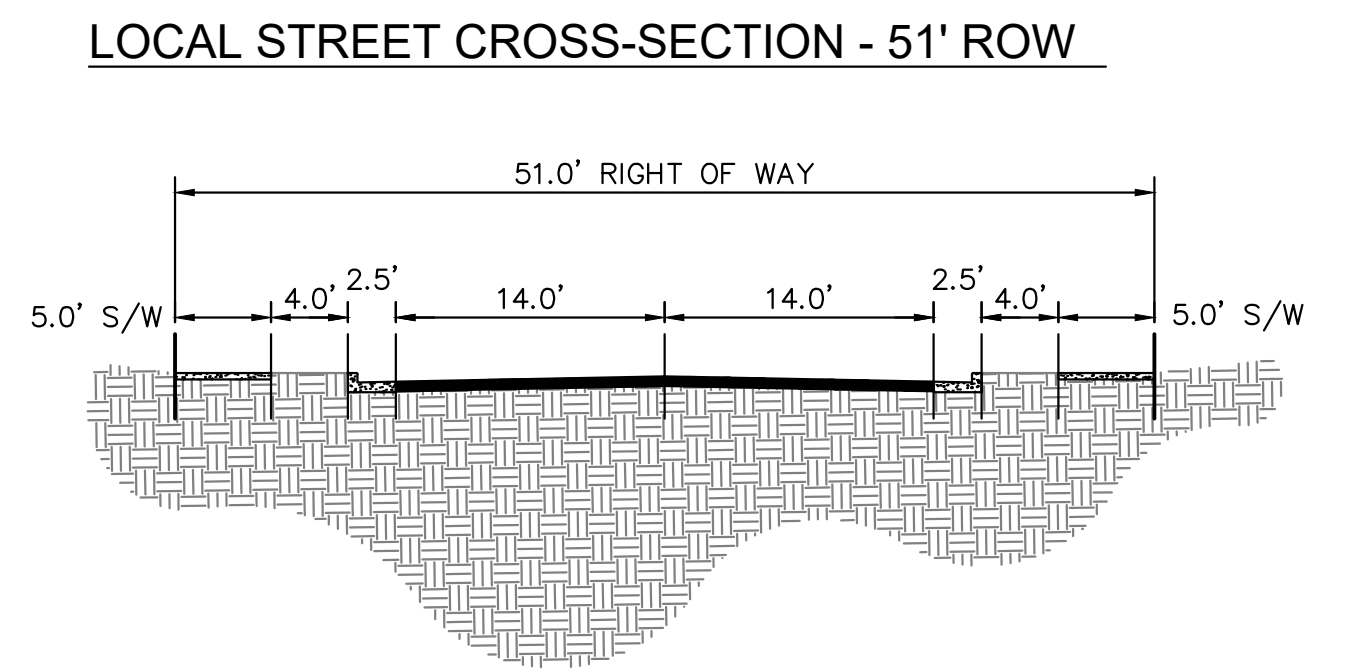
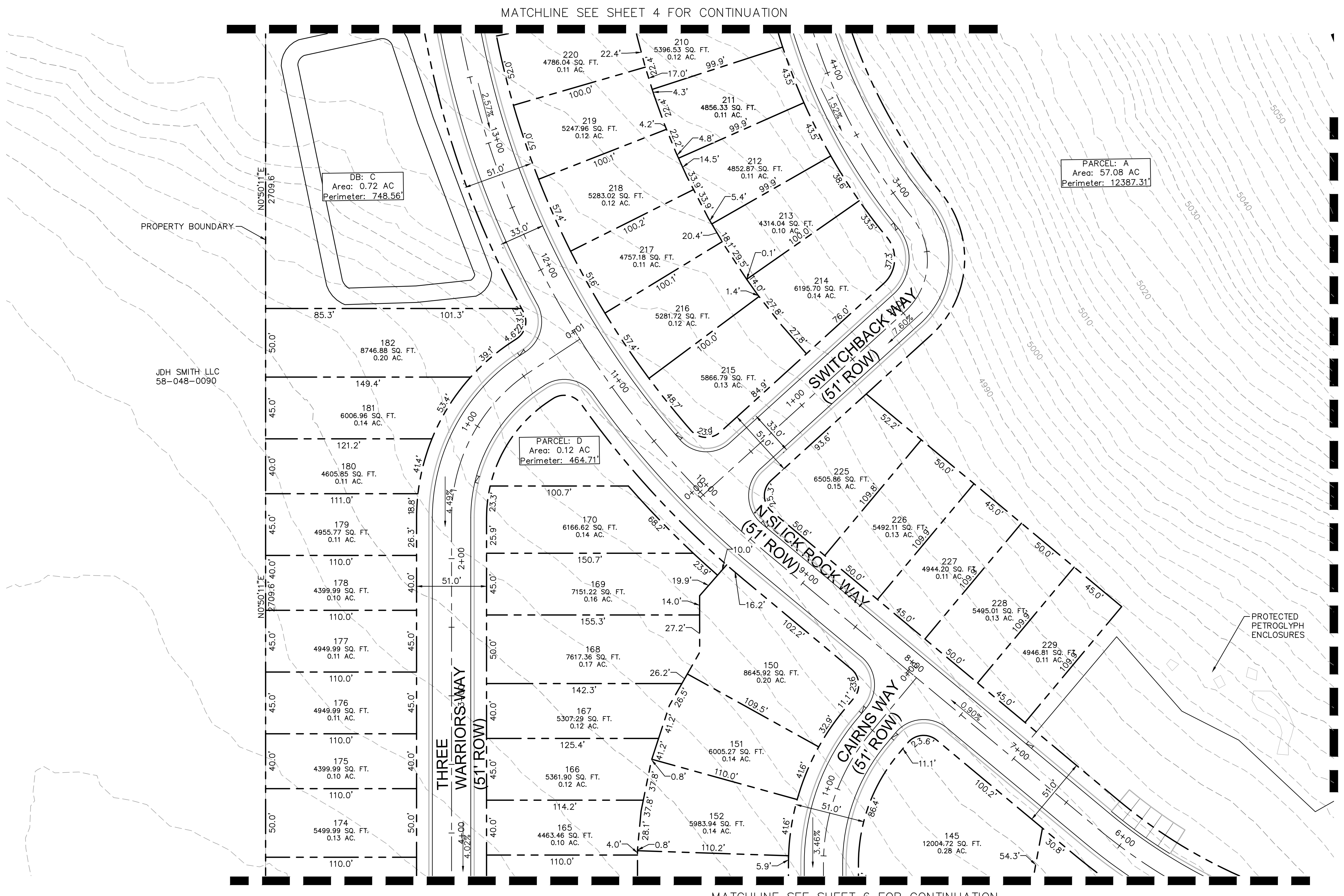
SHEET NO.

4

of 21 sheets

CASE NO.: TBD

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1\196011002-VF\196011002-VF.dwg K:\196011002-TB-PH1\196011002-VF.dwg K:\196011002-TB-PH1\196011002-VF.dwg
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



**OQUIRRH MOUNTAIN**
EAGLE MT. UTAH

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

OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

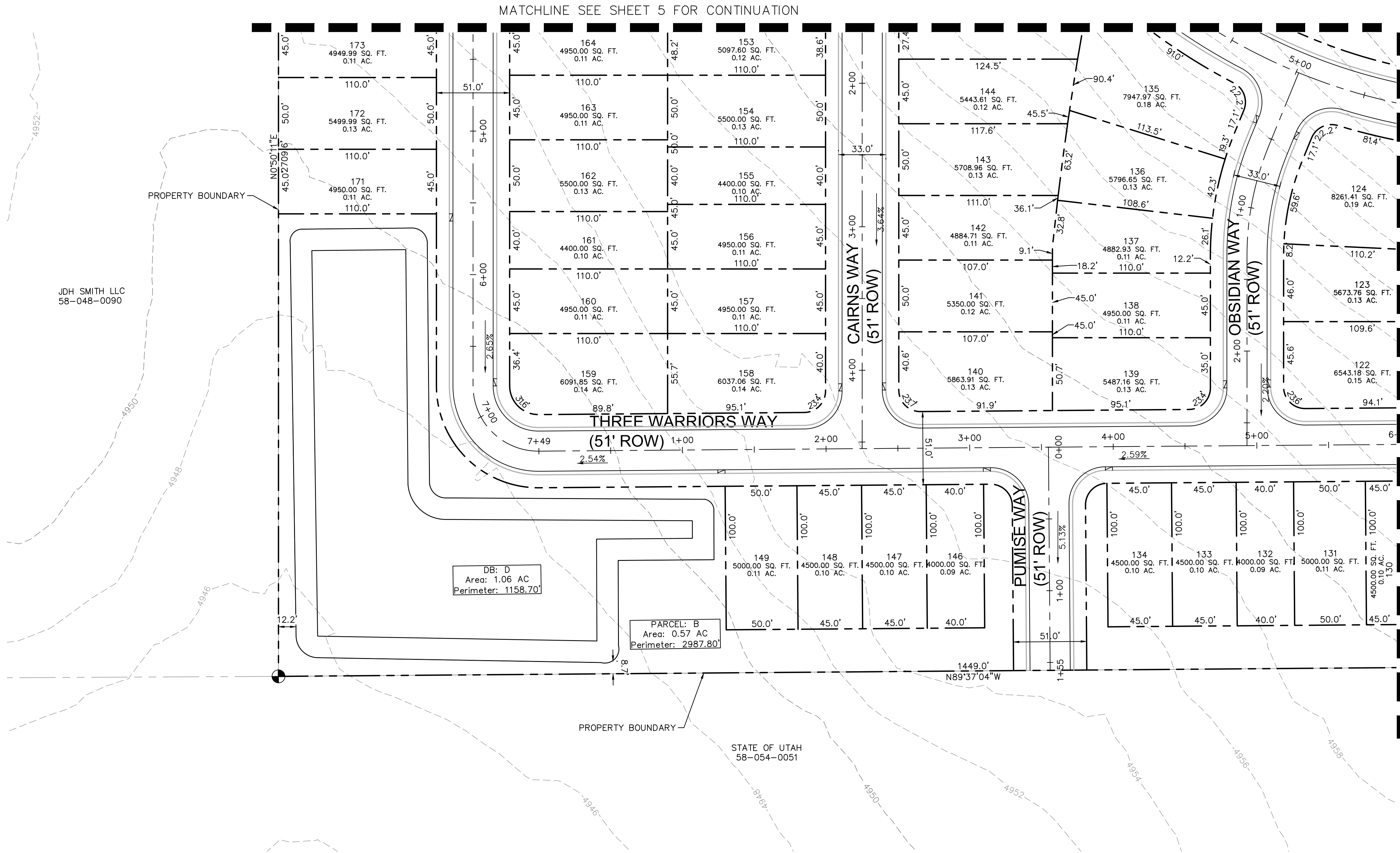
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4682 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: JULY 2021		SHEET NO. 5
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		

of 21 sheets

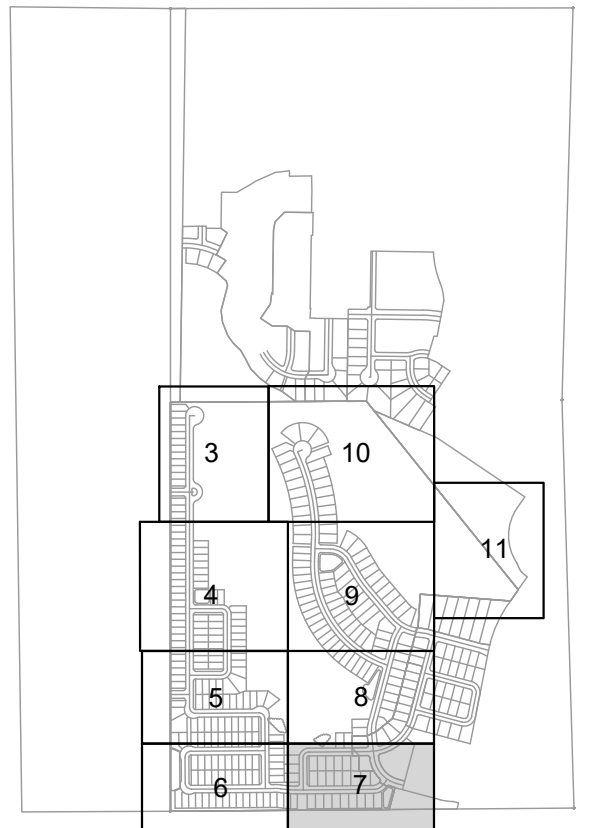
CASE NO.: TBD

K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyFarrell
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

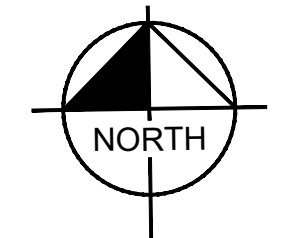


51.0' RIGHT OF WAY

5.0' S/W 4.0' 2.5' 14.0' 14.0' 2.5' 4.0' 5.0' S/W



KEY MAP
NTS



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments of 20 feet each. The segments are colored in an alternating pattern: white, black, white, and black from left to right.



Now what's below.
Call before you dig.

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC

SCALE (H):
SCALE (V):

DATE: JULY 2021	SHEET NO.
--------------------	-----------

PROJECT NO. 196011002	7
--------------------------	---

DWG. NAME	
PRELIMINARY PLAT.dwg	of 21 shts

of 21 shts

k:\DEN_Civil\196011002_Oquirrr Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 Trey, Farrell
XREFS: x196011002-IB-PH1 x196011002-VF x196011002-VS x196011002-BM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND SCOPE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

51.0' RIGHT OF WAY

5.0' S/W 4.0' 2.5' 14.0' 14.0' 2.5' 4.0' 5.0' S/W



now what's **below**.
Call before you dig.

Kimley»Horn

DESIGNED	DRAWN
----------	-------

PRELIMINARY PLAT.dwg | of 21 shfs

SHEET NO.
8
of 21 shts

K:\DEN_Civil\196011002_Oquirrn Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: x196011002-IB-PH1 x196011002-VF x196011002-VS x196011002-BM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KYLE THURN AND ASSOCIATES, INC. SHALL BE WITHOUT LA

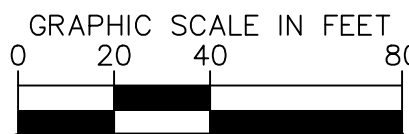
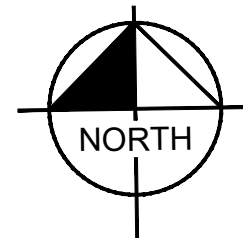
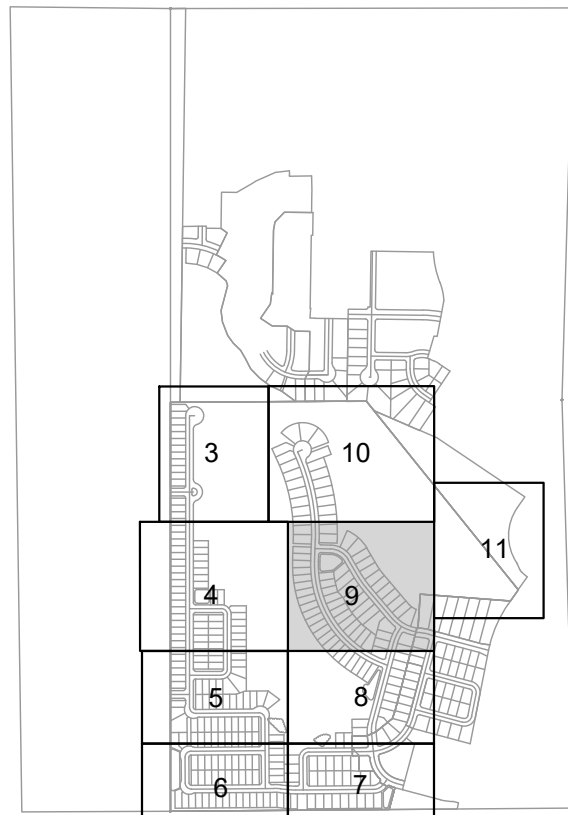
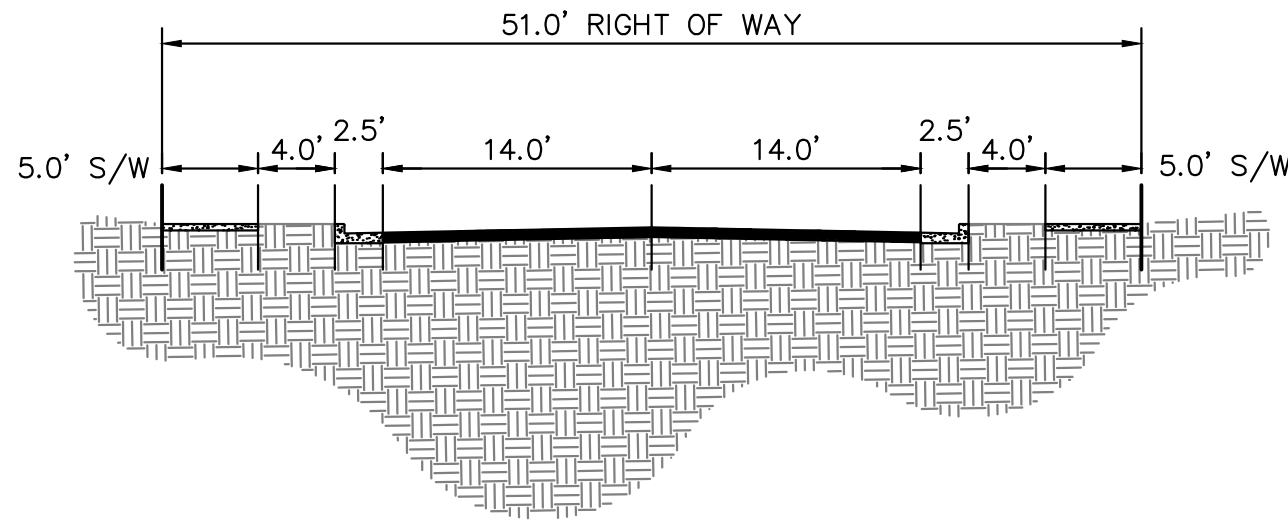
K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1\196011002-VF\196011002-VS\196011002-VS.dwg
OF AND UNLESS OTHERWISE NOTED, THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 3 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW



OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):	SHEET NO. 9	
DATE: JULY 2021	CASE NO.: TB of 21 sheets	
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		

MATCHLINE SEE SHEET 8 FOR CONTINUATION

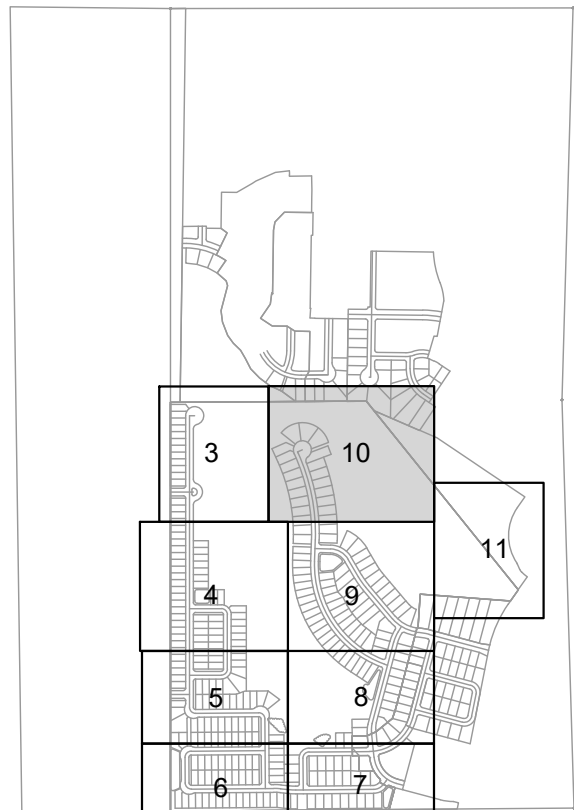
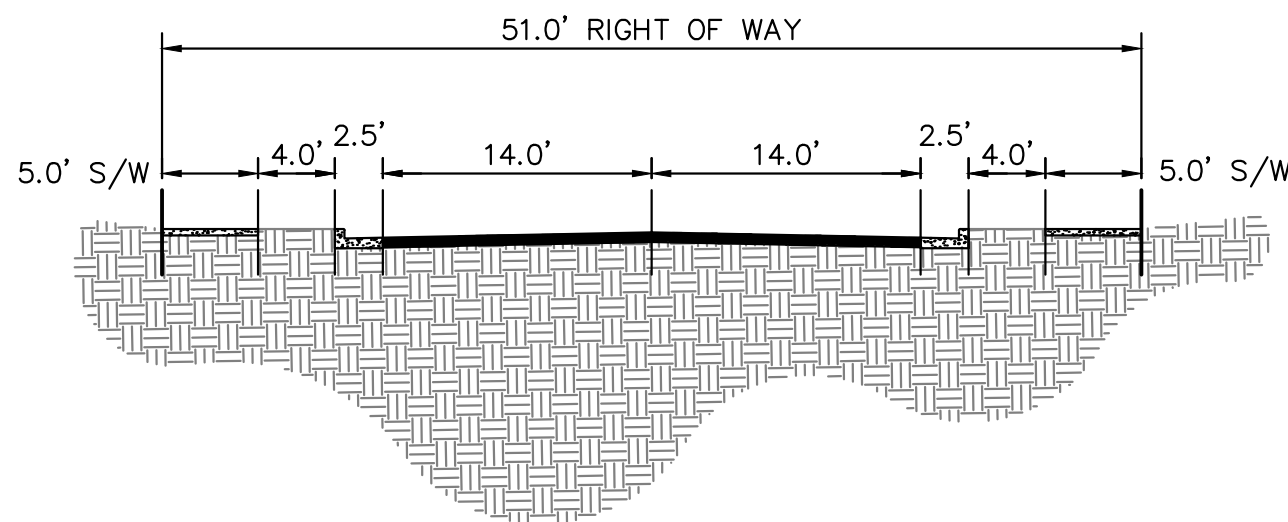
K: \DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 Trey.Farrell

MATCHLINE SEE SHEET 3 FOR CONTINUATION

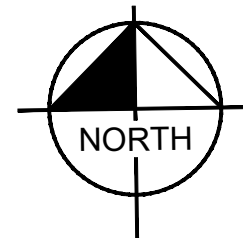
MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAPS



GRAPHIC SCALE IN FEET

A horizontal line with four tick marks labeled 0, 100, 200, and 300. Below the line, the segment from 0 to 100 is divided into two equal parts by a vertical line. The segment from 100 to 200 is divided into two equal parts by a vertical line. The segment from 200 to 300 is divided into two equal parts by a vertical line. The segments from 0 to 100, 100 to 200, and 200 to 300 are shaded black. The segments from 0 to 100, 100 to 200, and 200 to 300 are white.



OQUIRRH
MOUNTAIN
EAGLE MT., UTAH



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

OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
--------------------	-----------------	----------------

SCALE (H):	
SCALE (V):	

DATE:	SHEET N
JULY 2021	
PROJECT NO	10

PROJECT NO.	10
196011002	
DWG NAME	

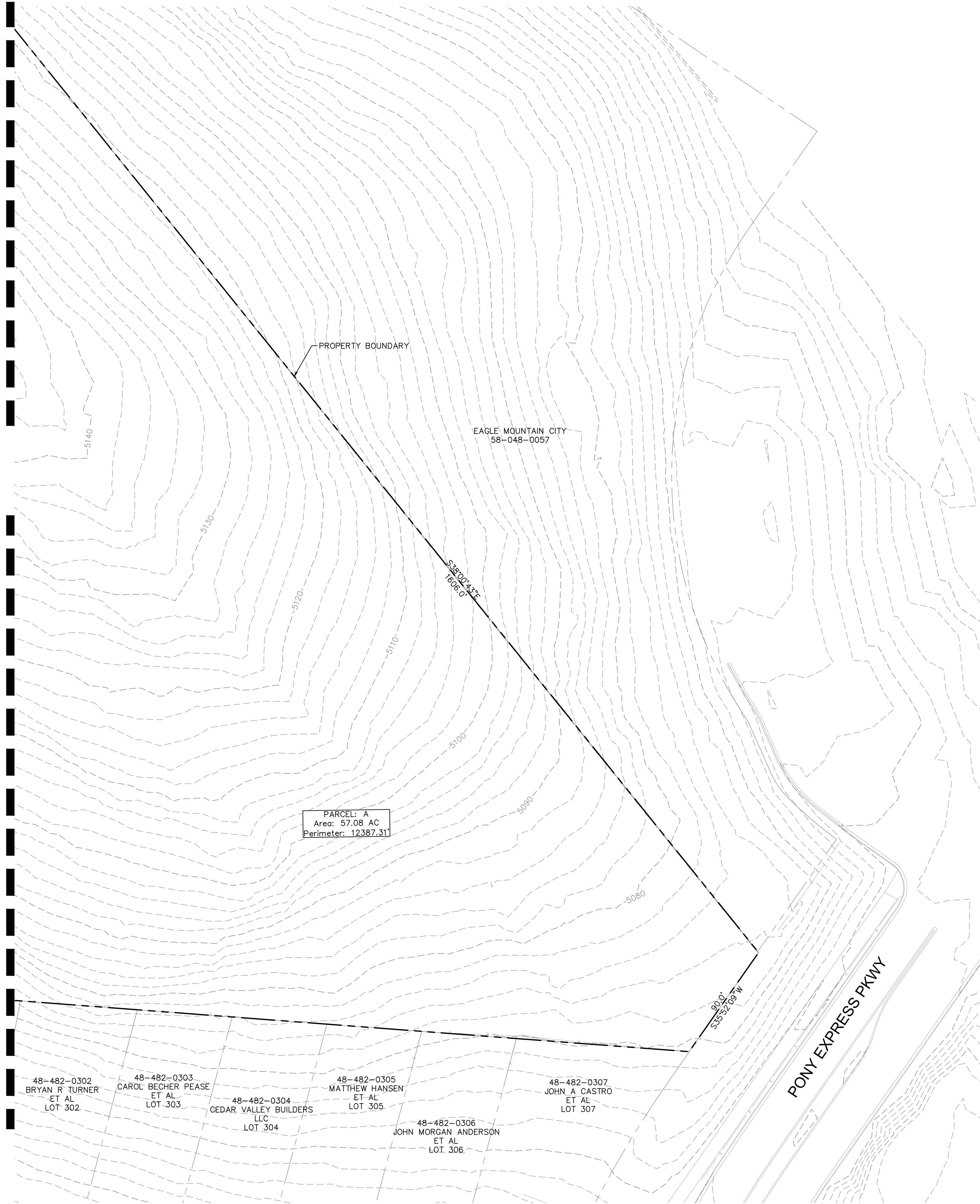
SHEET NO.	10
-----------	----

CASE NO.: TBD

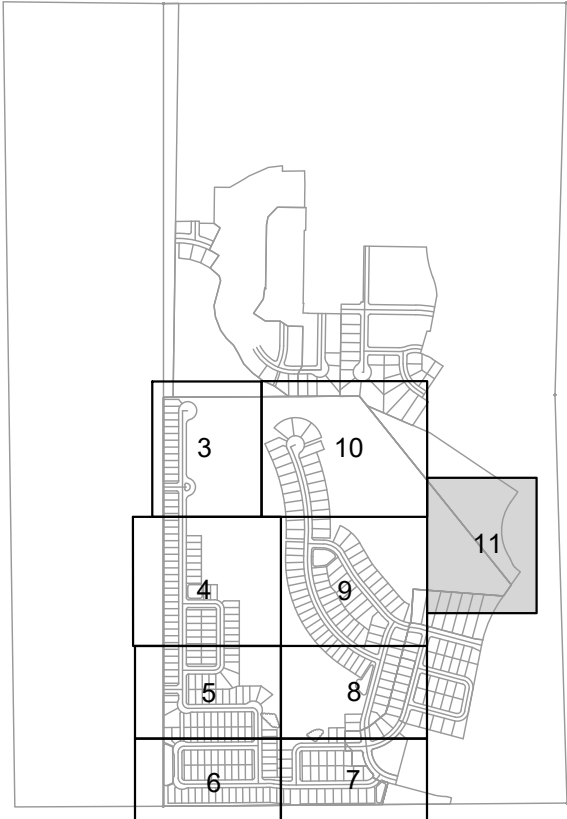
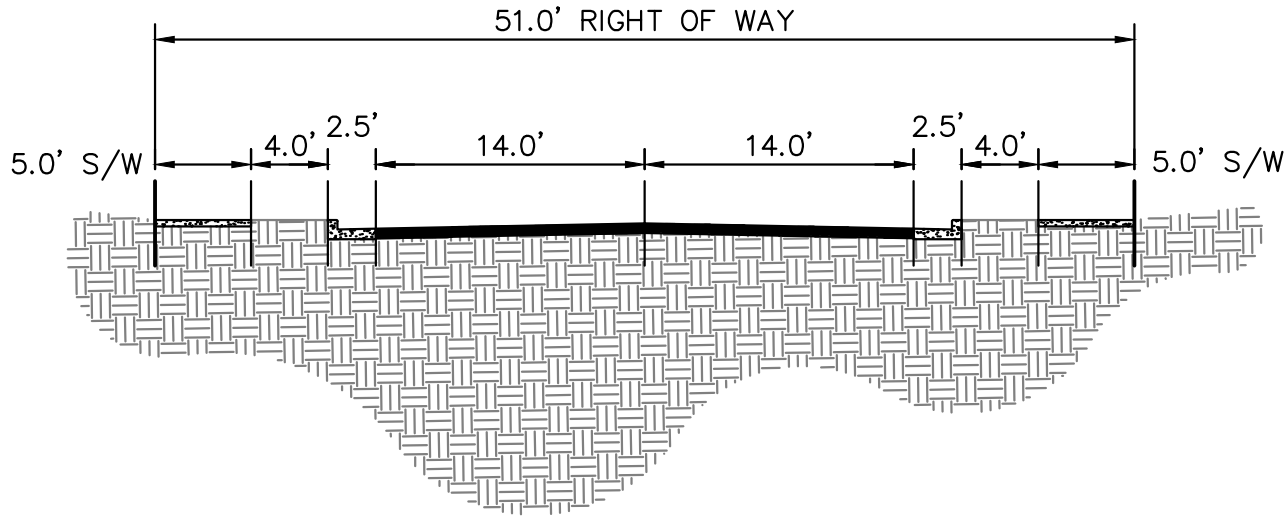
K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1 X196011002-VF X196011002-VS X196011002-DEM
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE SEE SHEET 9 FOR CONTINUATION

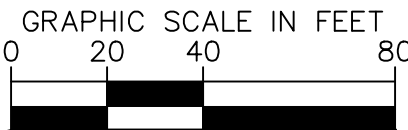
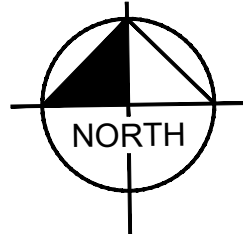
MATCHLINE SEE SHEET 10 FOR CONTINUATION



LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM DRAWN KHTEAM CHECKED TLC

SCALE (H):
SCALE (V):

DATE: JULY 2021 SHEET NO. 11

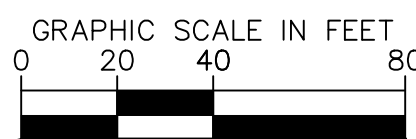
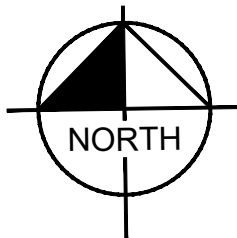
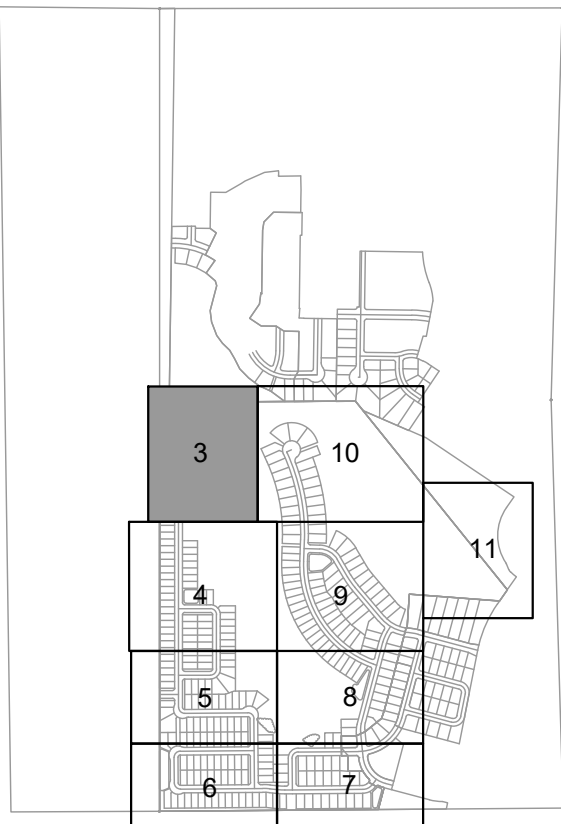
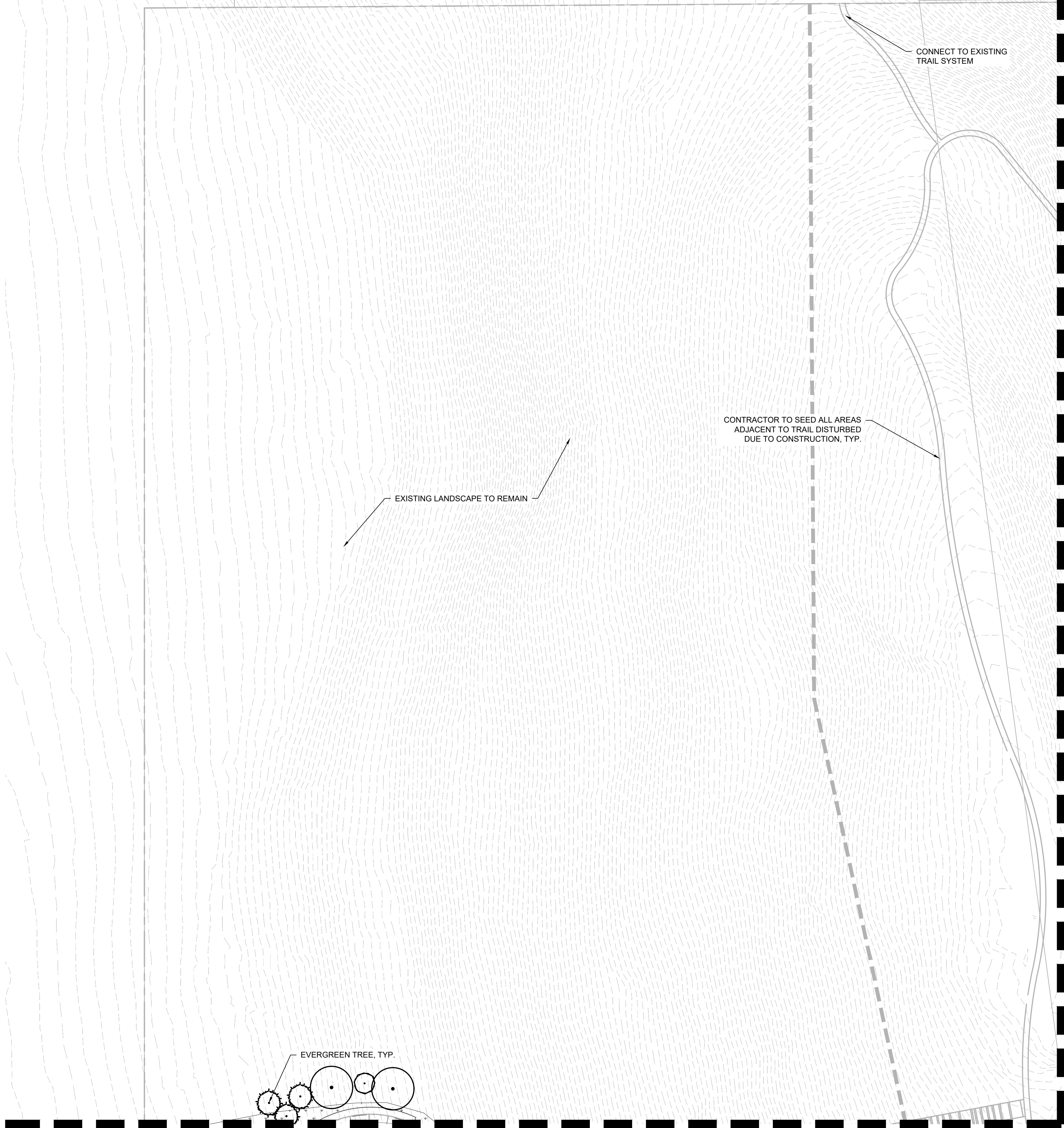
PROJECT NO. 196011002

DWG. NAME: PRELIMINARY PLAT.dwg of 21 sheets

CASE NO.: TBD



K:\den_civil\196011002 oquirrh.mt.ranch\cadd\pondsents\Pre-Plat\A PRELIMINARY PLAT2.dwg Aug 04, 2021 EnvyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

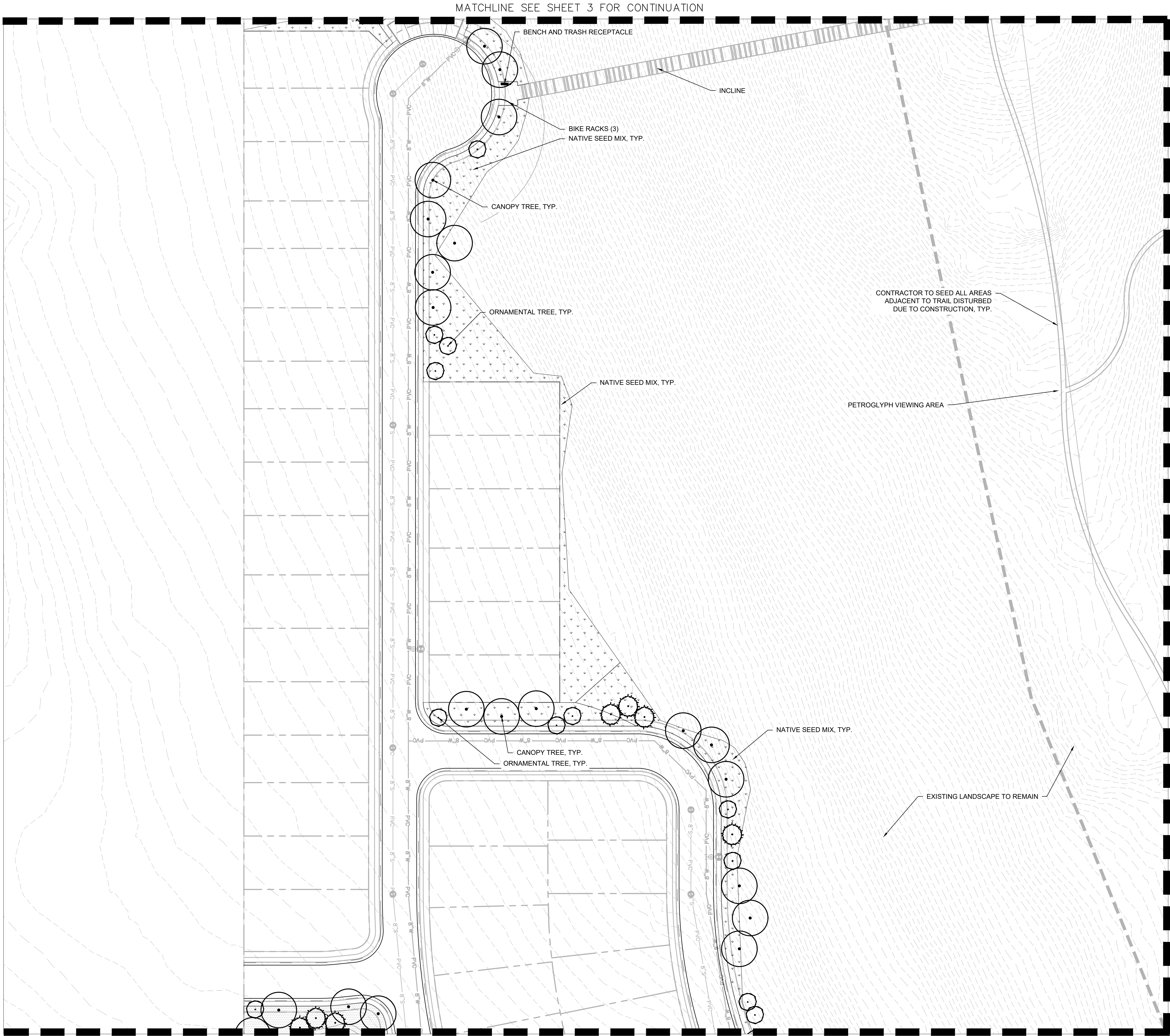
DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 40'_XREF SCALE (V): N/A		
DATE: August 21		SHEET NO. 3
PROJECT NO. 196011002		
DWG. NAME A_PRELIMINARY PLAT2.dwg		

MATCHLINE SEE SHEET 4 FOR CONTINUATION

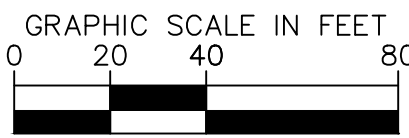
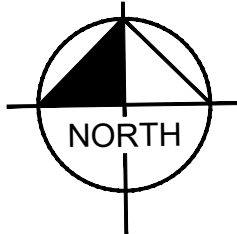
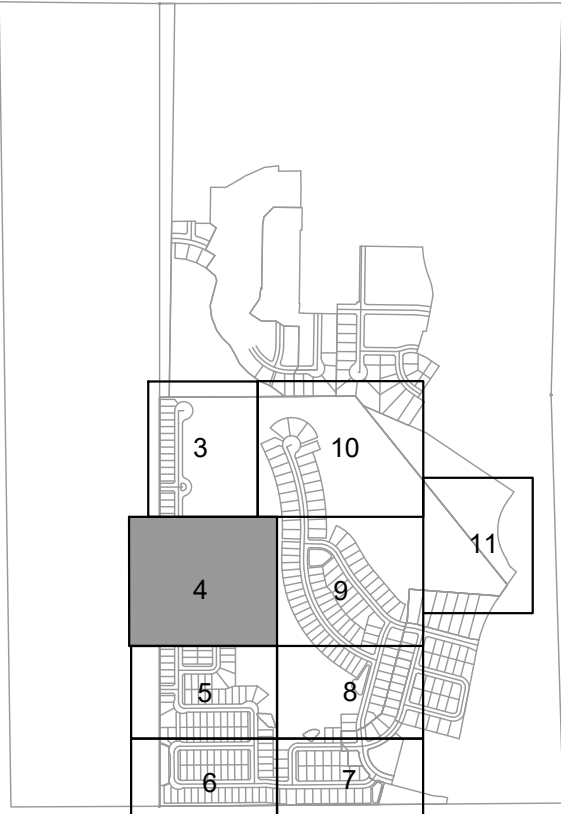
CASE NO.: TBD

K:\den_civil\196011002 oquirrh.mt_ranch\cadd\unpublished\Pre-Plat\A PRELIMINARY PLAT2.dwg Aug 04, 2021 EmilyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE: SEE SHEET 35



MATCHLINE SEE SHEET 9 FOR CONTINUATION



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

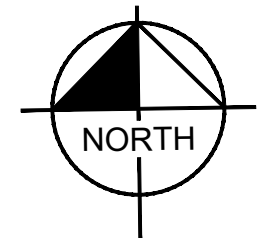
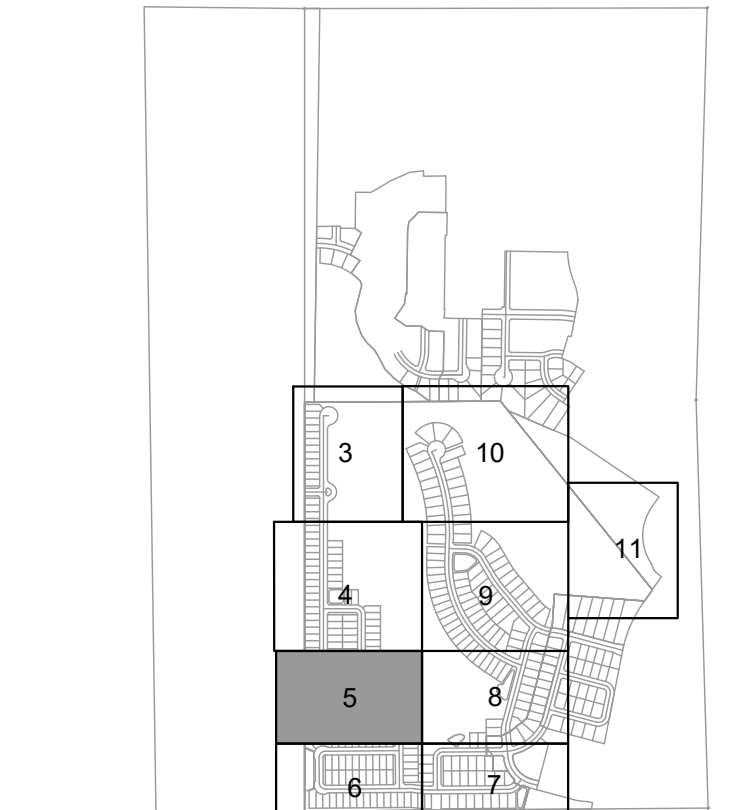
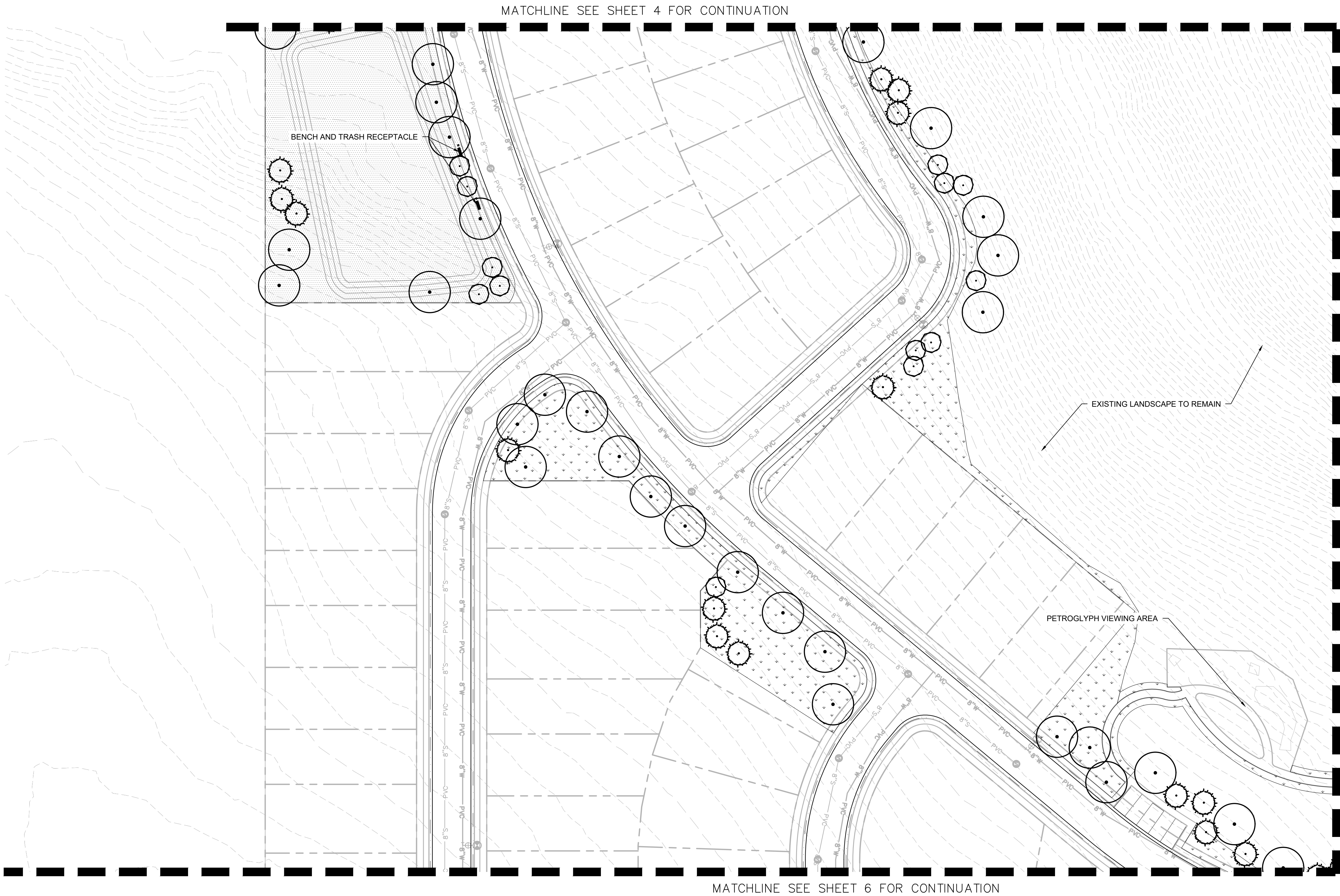


© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):	SHEET NO. 4	
DATE: August 21	21 shts	
PROJECT NO. 196011002		
DWG. NAME A PRELIMINARY PLAT2.dwg		

CASE NO.: TBD

K:\gen_civil\196011002_ouirrnh.mxd, ranch\cadd\ouirrnh\pre\plat2.dwg, Aug 04, 2021, EnvyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

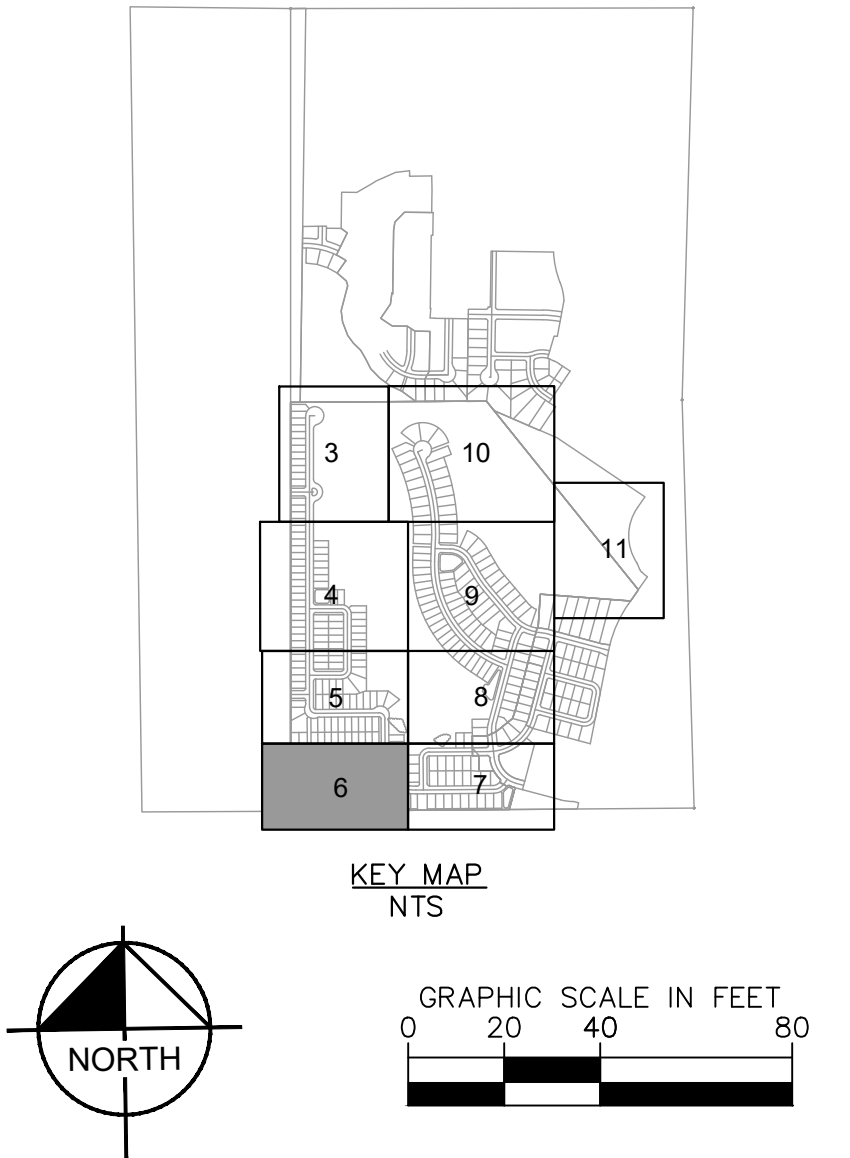
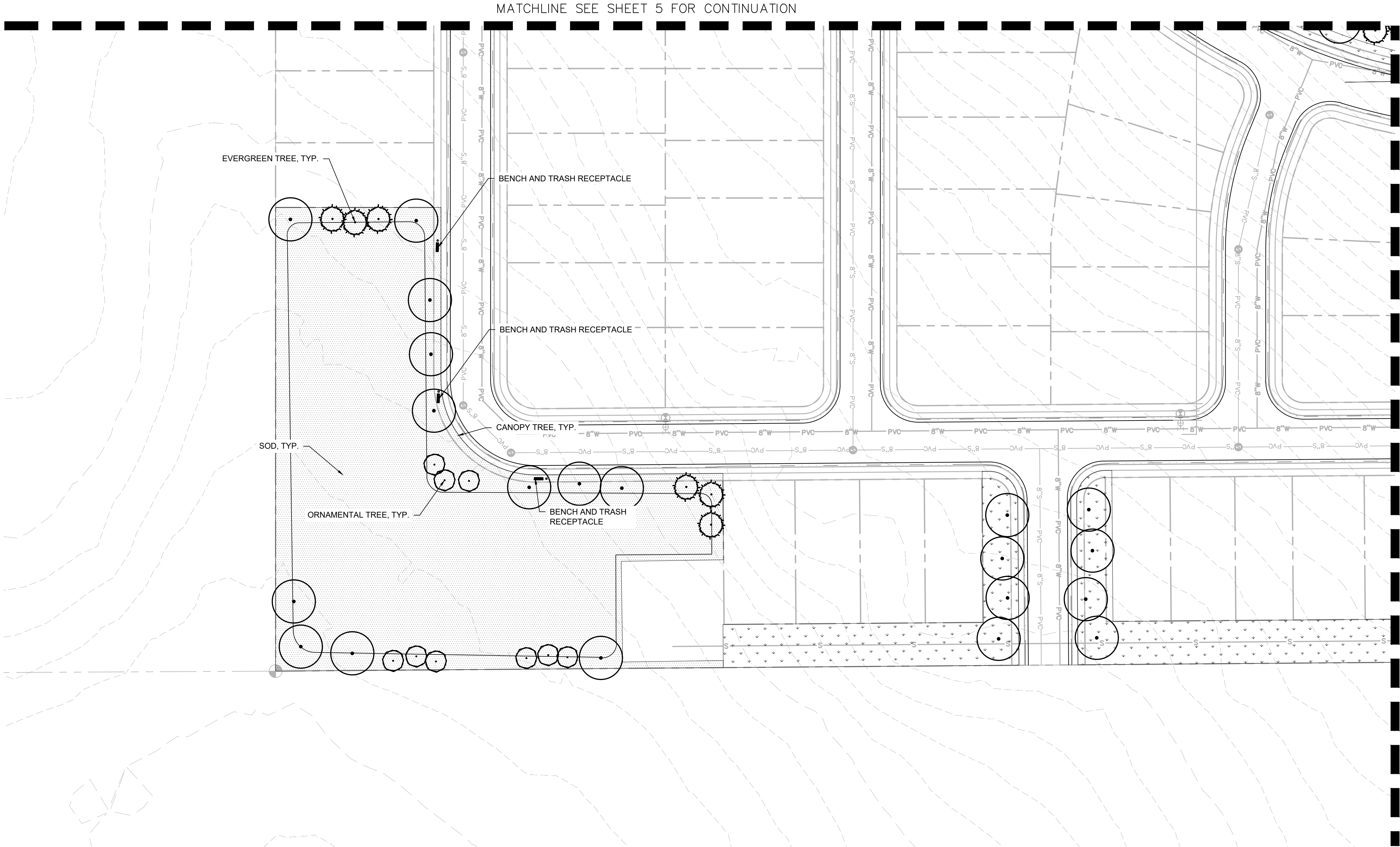
Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

	DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
	SCALE (H):		
	SCALE (V):		
	DATE:		SHEET NO. 5
	August 21		
PROJECT NO.		21	
196011002			
DWG. NAME			
A - PRELIMINARY PLAT2.dwg			

CASE NO.: TBD

K:\gen_civil\196011002_ouirrnh.mxd, ranch\cadd\ouirrnh\pre\plat2.dwg, Aug 04, 2021, EmilyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



OQUIRRH MOUNTAIN
TABLE MOUNTAIN

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

OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

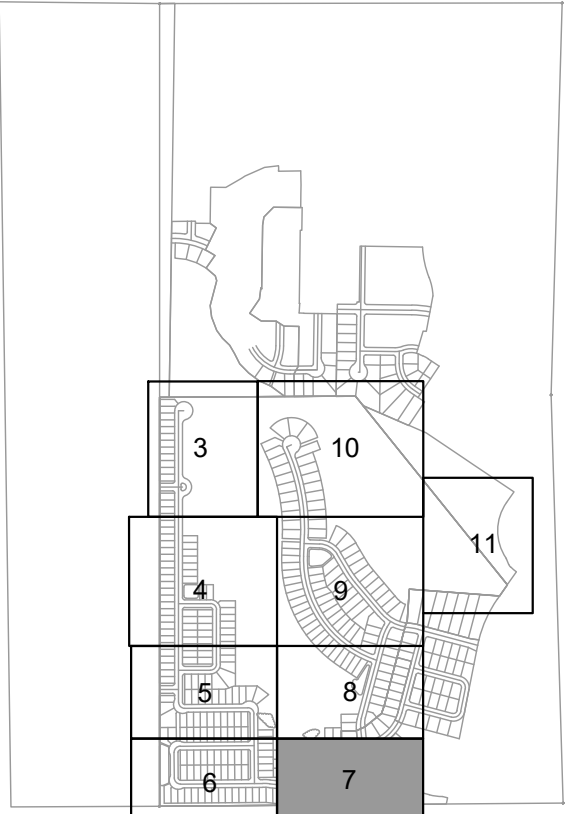
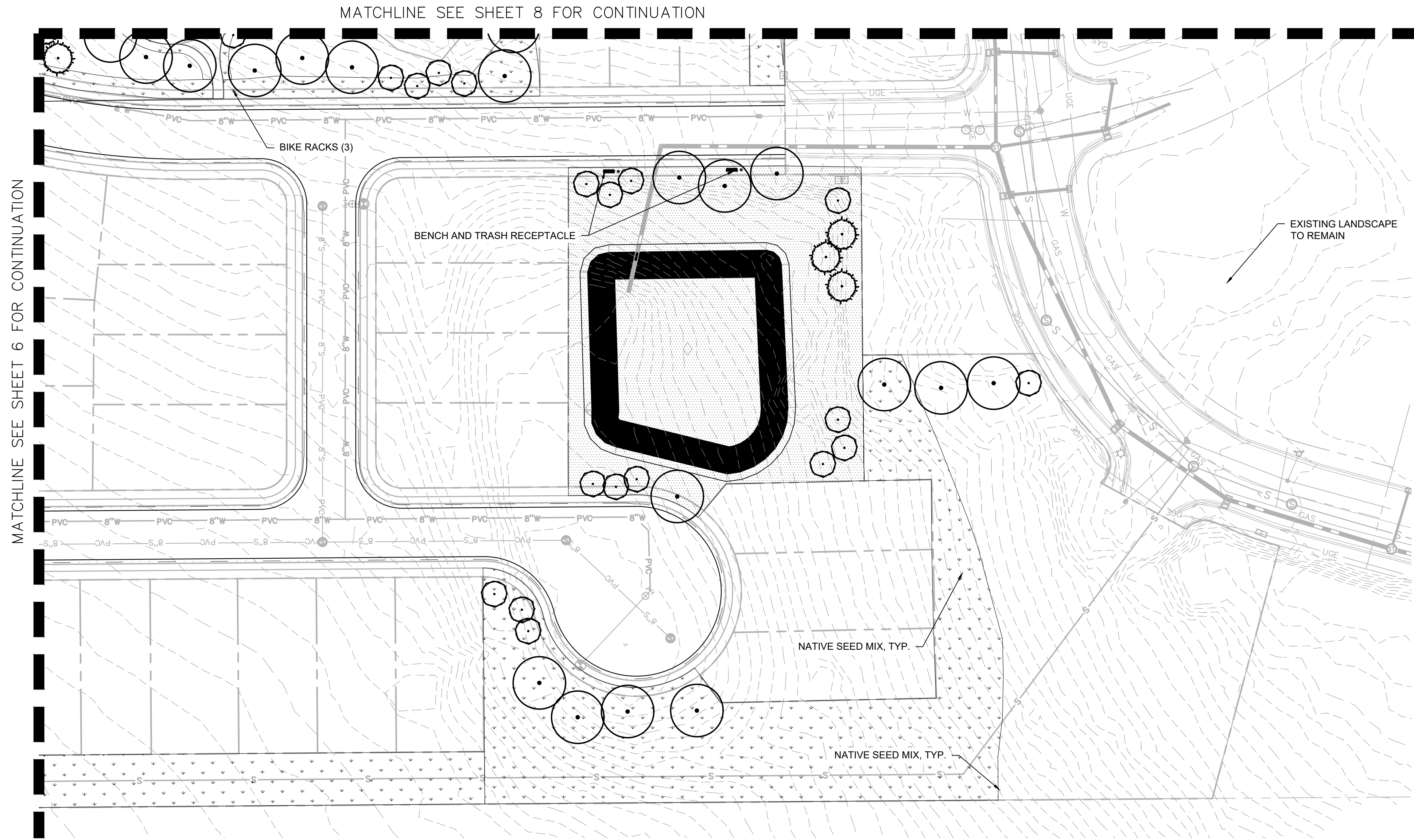
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: August 21		SHEET NO. 6
PROJECT NO. 196011002		
DWG. NAME A - PRELIMINARY PLAT2.dwg		

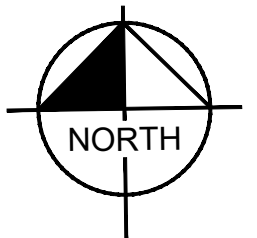
21 shts

CASE NO.: TBD

K:\gen_civil\196011002_ouirrnh.mxd ranch\CADD\ouirrnh\Pre-Plat\A PRELIMINARY PLAT2.dwg Aug 04, 2021 EnvyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



KEY MAP
NTS



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H):	SHEET NO. 7	
SCALE (V):		
DATE: August 21	21 of 21 sheets	
PROJECT NO. 196011002		
DWG. NAME A PRELIMINARY PLAT2.dwg		

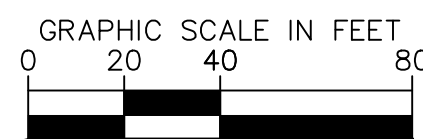
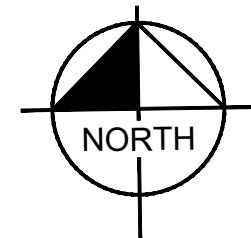
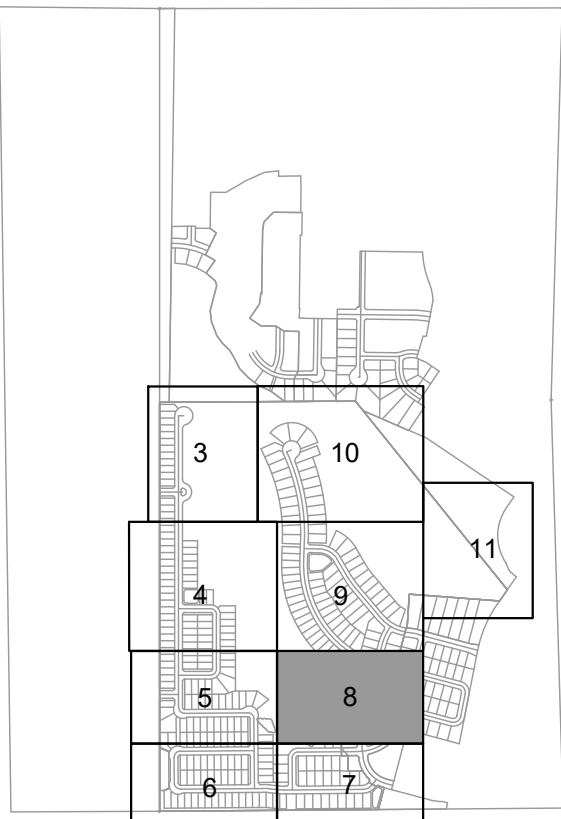
CASE NO.: TBD

K:\gen_civil\196011002_ouirrnh.mxd ranch\cadd\ouirrnh\preliminary\plat2.dwg Aug 04, 2021 EnvyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE SEE SHEET 5 FOR CONTINUATION



MATCHLINE SEE SHEET 7 FOR CONTINUATION



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: August 21		SHEET NO. 8
PROJECT NO. 196011002		
DWG. NAME		
A - PRELIMINARY PLAT2.dwg of 21 sheets		

CASE NO.: TBD

MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

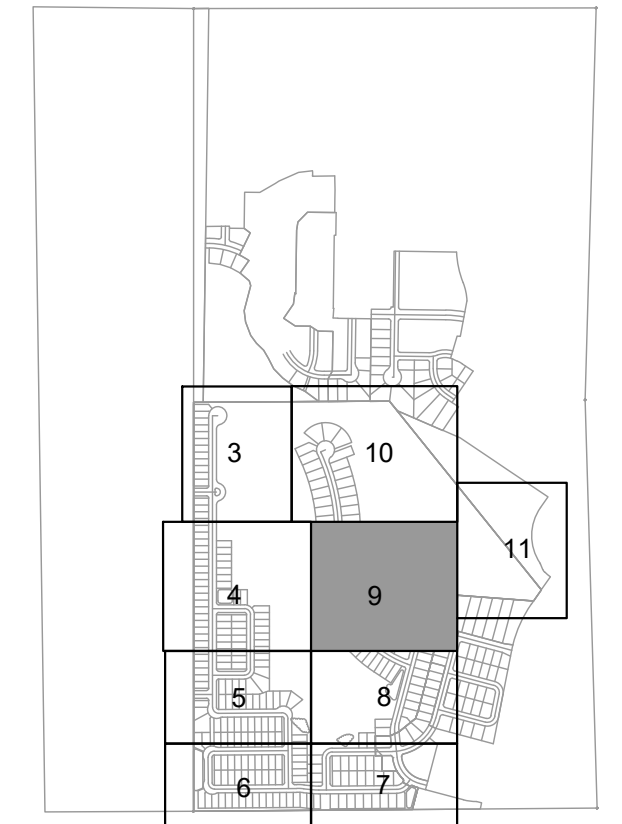
MATCHLINE SEE SHEET 8 FOR CONTINUATION

BENCH AND TRASH
RECEPTACLE

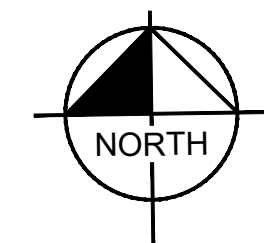
ORNAMENTAL TREE, TYP.
CANOPY TREE, TYP.

GREEN TREE, TYPE
TYP.

CONTRACTOR TO SEED ALL
AREAS DISTURBED DUE TO
CONSTRUCTION, TYP.



KEY M
NTS



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments: a black segment from 0 to 20, a white segment from 20 to 40, and a black segment from 40 to 80.



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

OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: August 21		SHEET NO. 9
PROJECT NO. 196011002		
DWG. NAME		

ts	CASE NO.: TBD
----	---------------

Case 1:20-cv-01002-UNA Document 1-1 Filed 08/04/20 Page 1 of 1

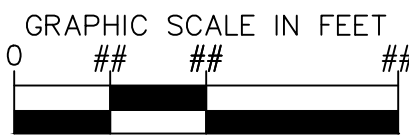
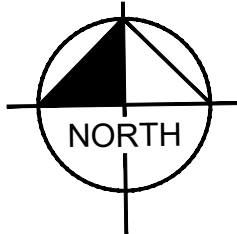
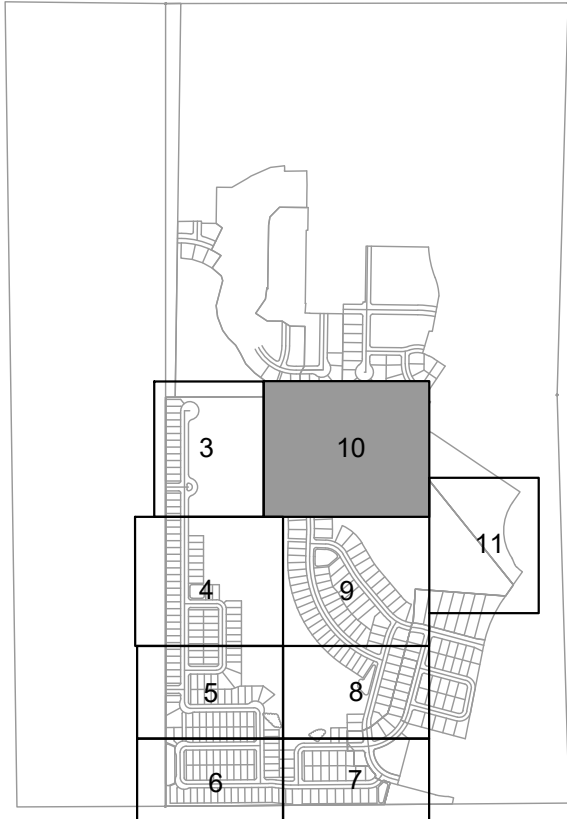
K:\ten_civil\196011002 oquirrh.mt_ranch\A_Preliminary\A_Preliminary PLAT2.dwg Aug 04, 2021 EnvyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE SEE SHEET 3 FOR CONTINUATION



MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):	SHEET NO. 10	
DATE: August 21	PROJECT NO. 196011002	
DWG. NAME A - PRELIMINARY PLAT2.dwg	21 shts	

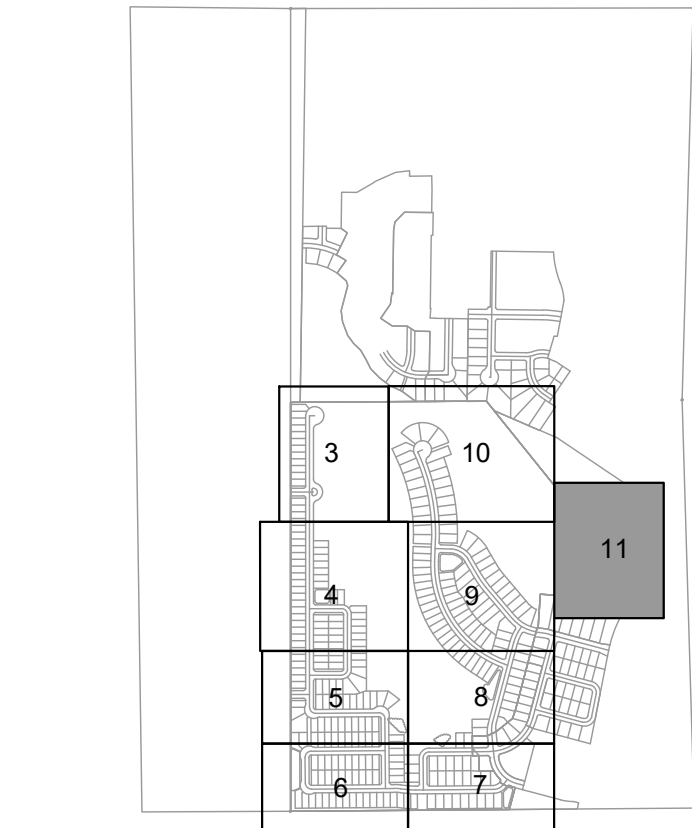
CASE NO.: TBD

K:\den_civil\196011002 oquirrh.mt_ranch\cadd\pandereats\Pre-Plat\A_PRELIMINARY PLAT2.dwg Aug 04, 2021 EnvyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

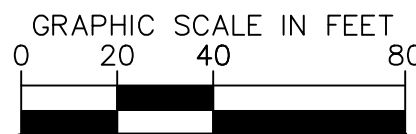
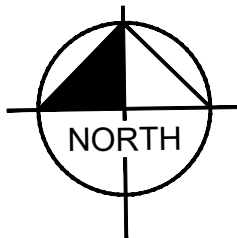
MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 10 FOR CONTINUATION

CONTRACTOR TO SEED ALL
AREAS DISTURBED DUE TO
CONSTRUCTION, TYP.



KEY MAP
NTS



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

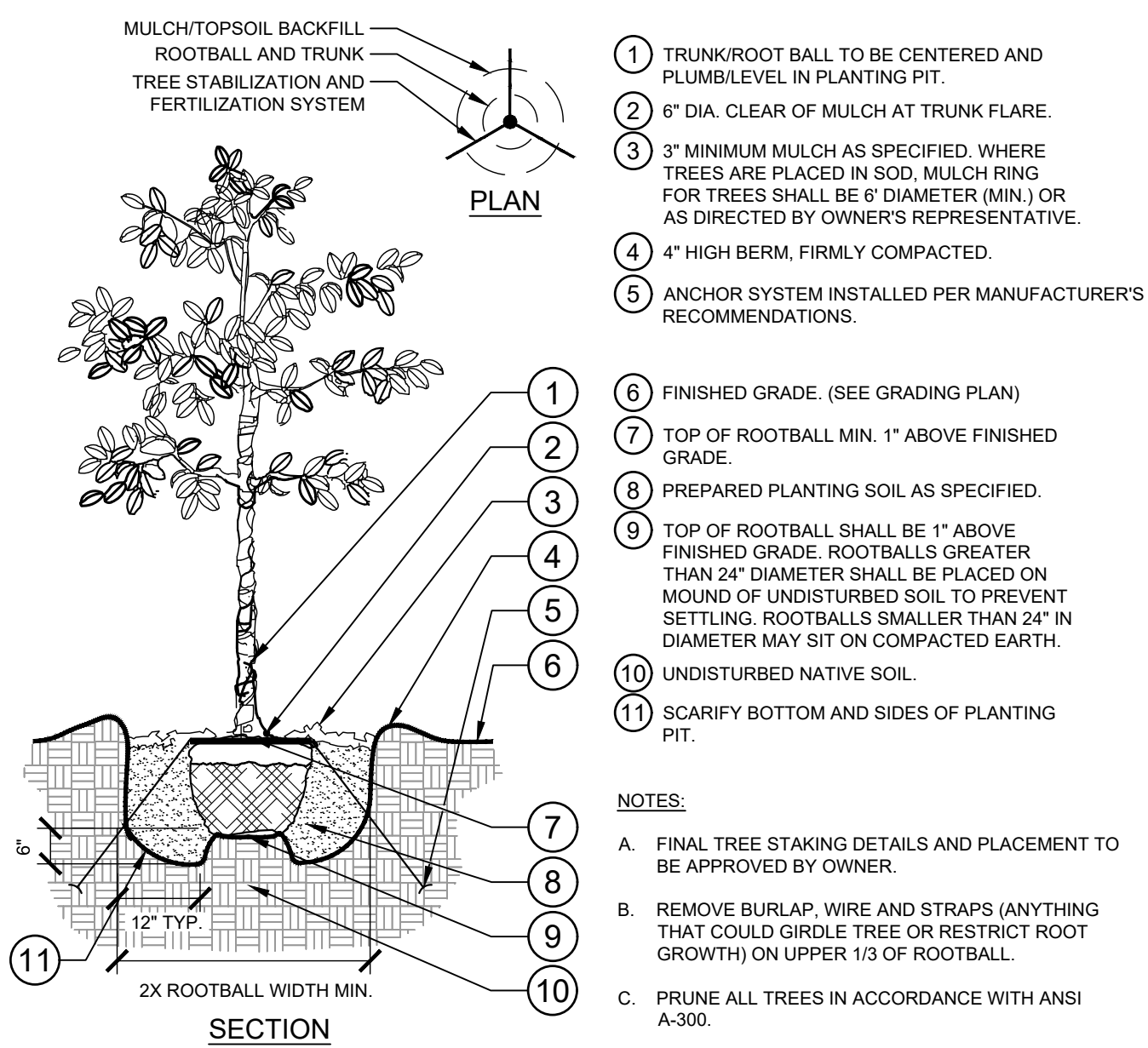


	DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
	SCALE (H):		
	SCALE (V):		
	DATE: August 21		SHEET NO. 11
	PROJECT NO. 196011002		
DWG. NAME			

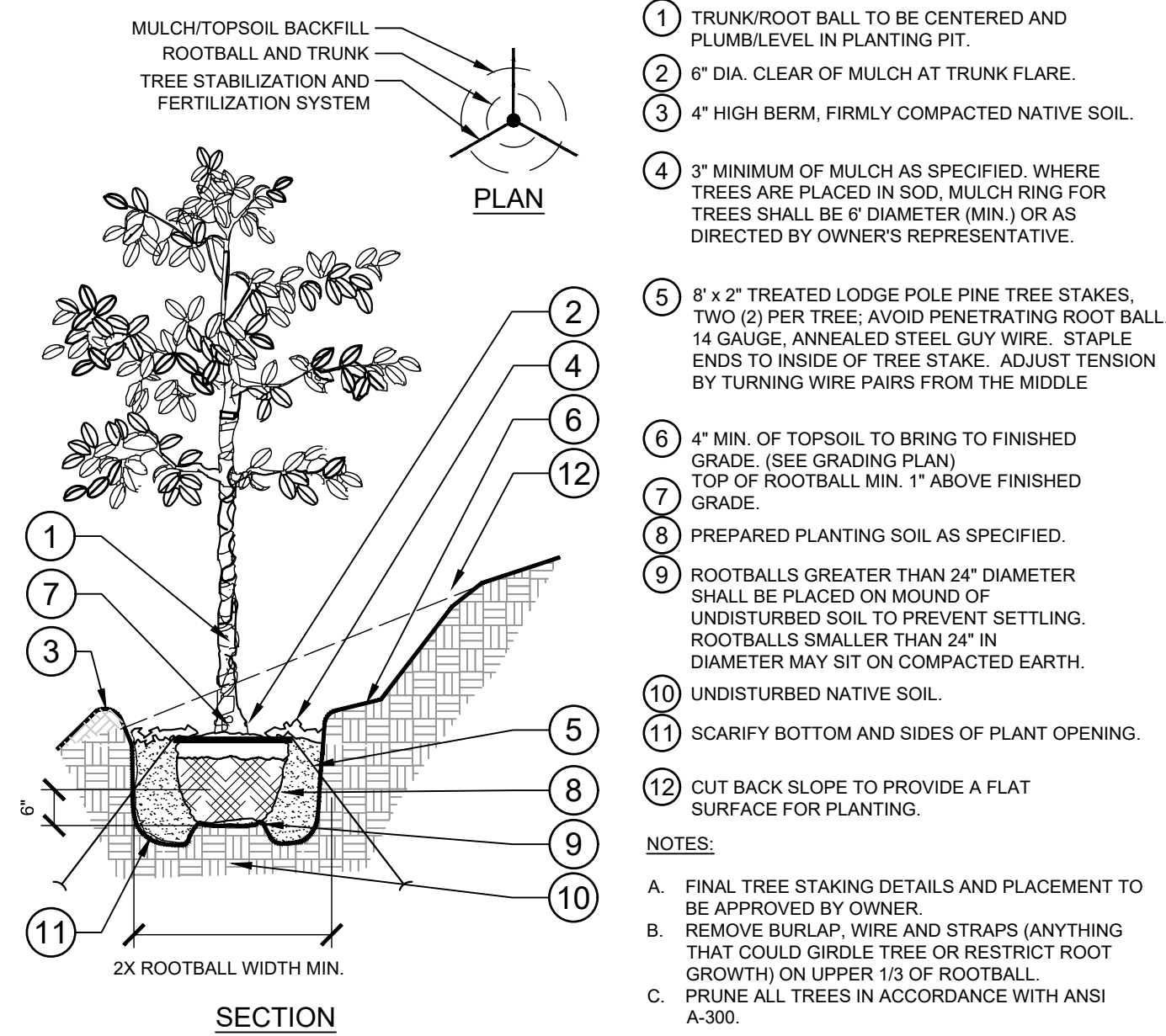
DWG. NAME
A_PRELIMINARY PLAT2.dwg 21 shts

CASE NO.: TBD

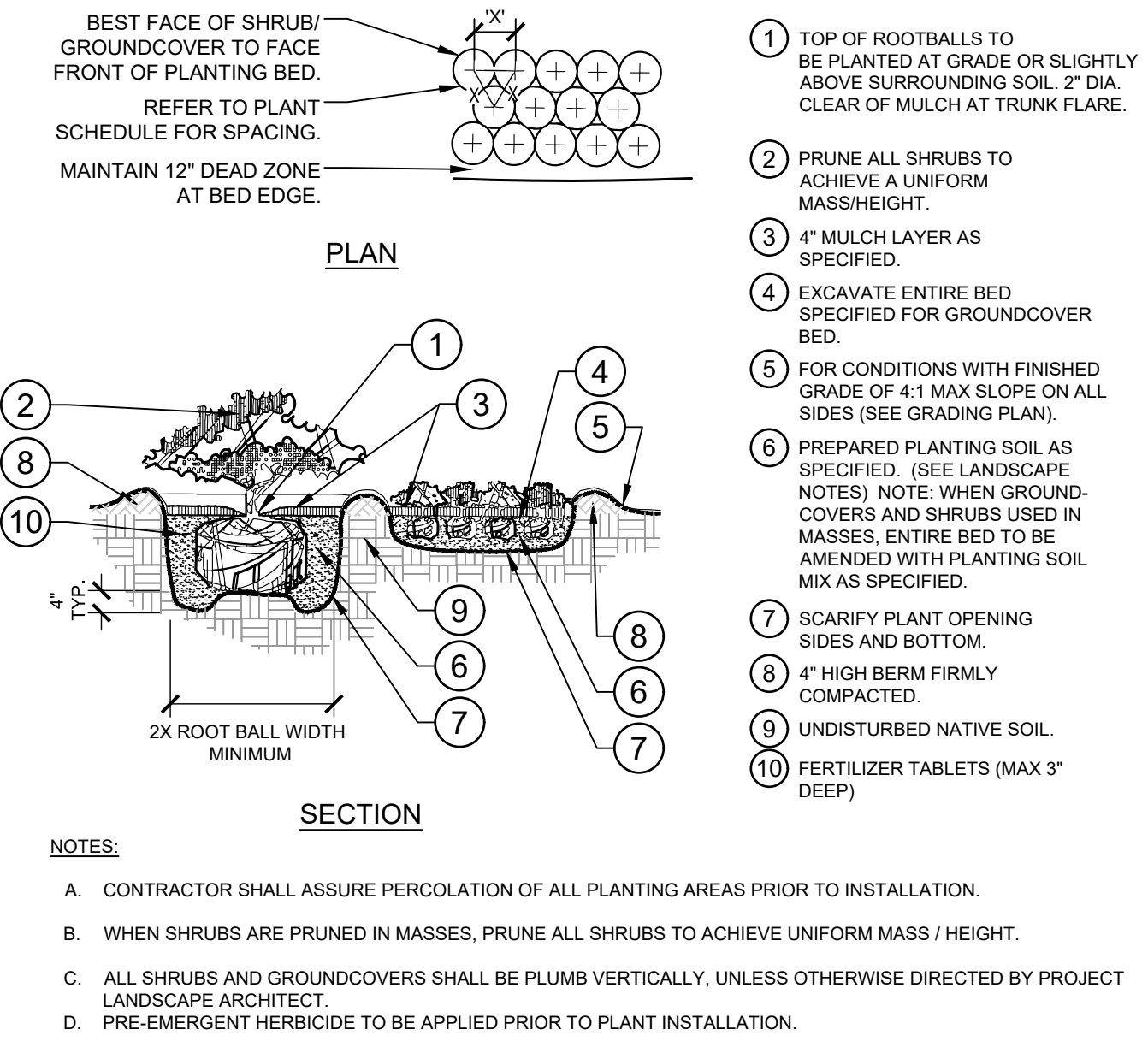
K:\den_civil\196011002\qairrh.mt_ranch\cadd\landscapes\Pre-Plant\A_Preliminary_PLAT2.dwg Aug 04, 2021 EnvyMcKee
K:\den_civil\196011002\qairrh.mt_ranch\cadd\landscapes\Pre-Plant\A_Preliminary_PLAT2.dwg Aug 04, 2021 EnvyMcKee
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



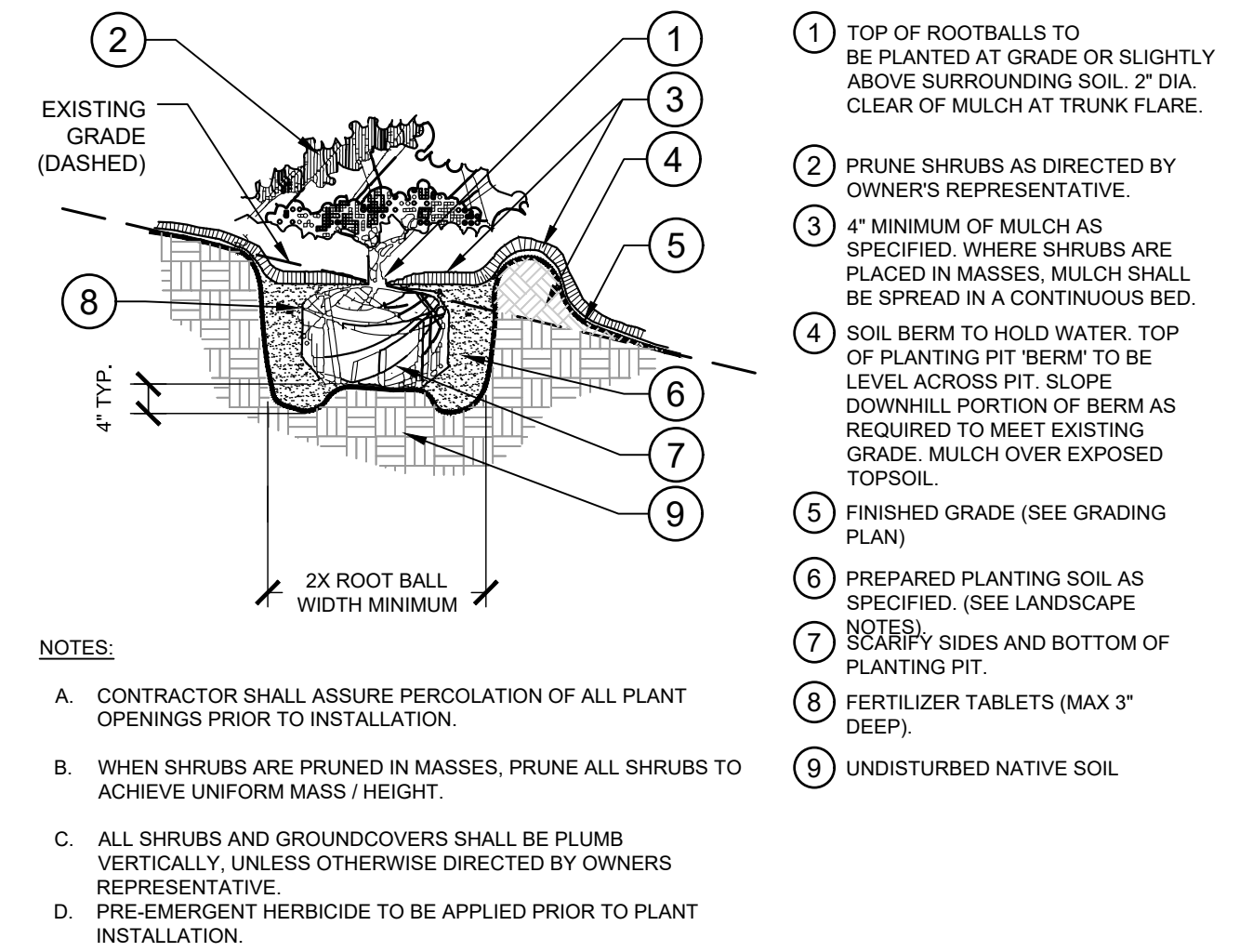
1 TREE PLANTING
13 SECTION / PLAN NTS



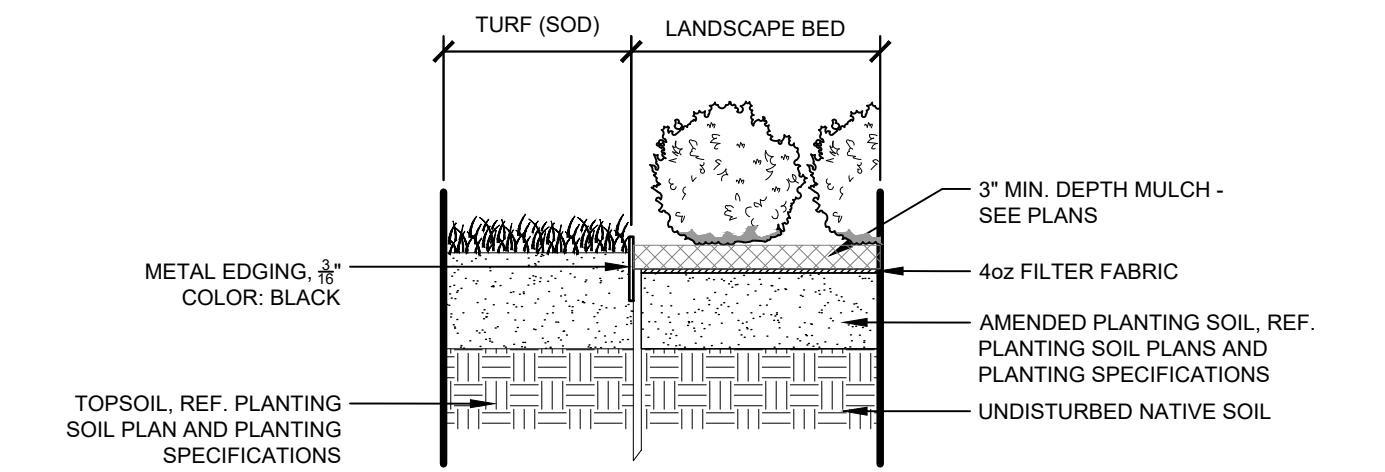
2 TREE PLANTING ON A SLOPE
13 SECTION / PLAN NTS



3 SHRUB/GROUNDCOVER PLANTING
13 SECTION / PLAN NTS

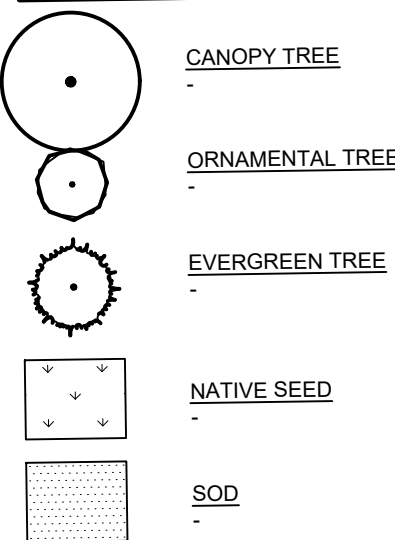


4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
13 SECTION NTS



5 METAL EDGER AT PLANTING BED
13 SECTION 1" = 1" 196-011-002-21

CONCEPT PLANT SCHEDULE



PARKS & IMPROVED OPEN SPACE ELEMENTS/AMENITIES CALCULATION CHART

Parks & Open Space Worksheet				
Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.				
Required Improved Open Space				
Residential Lots/Units 229 + 54 = 283		Required Open Space (Square Feet) 283,000		Required Open Space (Acres) 6.50 Acres
	X 1, 000 =		/ 43,560 =	
Park Fee-In-Lieu (if applicable)		Required Amenity Points		
Required Open Space (Square Feet) 0.00		Fee-in-Lieu (w/o appraised value of open space) \$0.00	Required Open Space (Acres) 6.50	Required Amenity Points 650
	X \$3.75***		X 100	
Parks & Improved Open Space Elements/Amenities				
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points	
Bench/Picnic Table (w/ shade structure or trees)	2	15	30	
Bicycle Rack (4+ bikes)	2	6	12	
Trees (5) (a majority must be shade trees)	2	48	96	
Shade Structure	4		0	
Drinking Fountain	5		0	
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0	
Parking** (5 Stalls)	6	10	12	
Swings (4+ Swings)	7		0	
Concrete Basketball Court (1/2 Court)	20		0	
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	400	16	
Playground Equipment* <u>Per \$1,000</u>	2		0	
Splash Pad* <u>Per \$1,000</u>	2		0	
Pickleball court (per court)	40		0	
Tennis court (6,600 sq ft or 55' x 120')	100		0	
Sports court (6,600 sq ft or 55'x120')	100		0	
Restroom (600+ sq ft)	100		0	
Restroom (1,200+ sq ft)	200		0	
Public Art	Varies			
Other: Petroglyph viewing area	Varies	3	930	
Other: Incline	Varies	114	114	
Other: Hiking Trail	Varies	1	244	
Other: Wildlife Corridor	Varies	1	945	
Total			2,399	
* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.				
** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.				
*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.				



OQUIRRH MOUNTAIN RANCH LANDSCAPE DETAILS

EAGLE MOUNTAIN, UTAH

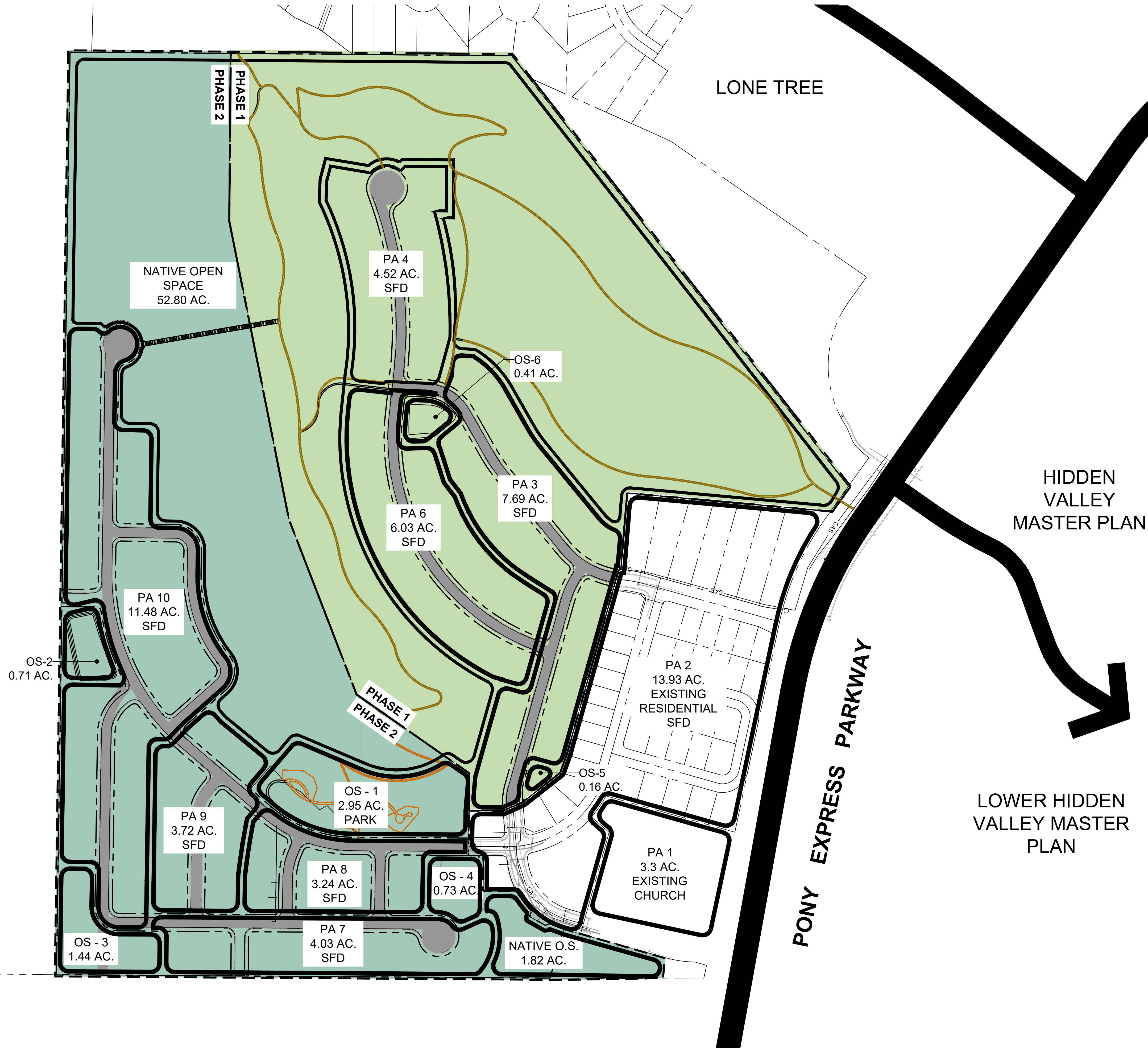


© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

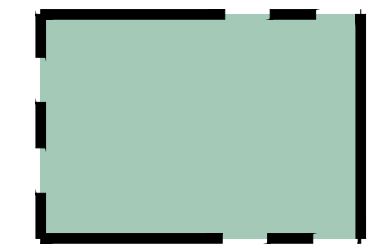
DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: August 21		SHEET NO.
PROJECT NO. 196011002		13
DWG. NAME A_PRELIMINARY_PLAT2.dwg		21 shts

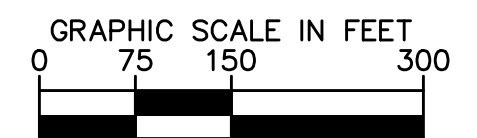
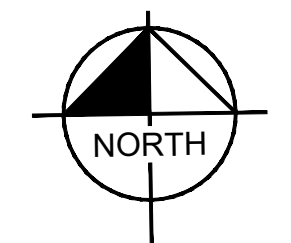
CASE NO.: TBD

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PH-PRELIMINARY PLAT.dwg Aug 05, 2021 Trey Farrell
XREFS: K:\196011002-BM_4196011002-VF_4196011002-HS-ML_4196011002-TB-PH_4196011002-HS
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

-  PHASE 1
-  PHASE 2
-  PROPOSED TRAIL PHASE 1
-  PROPOSED TRAIL PHASE 2
-  PROPOSED STAIRS



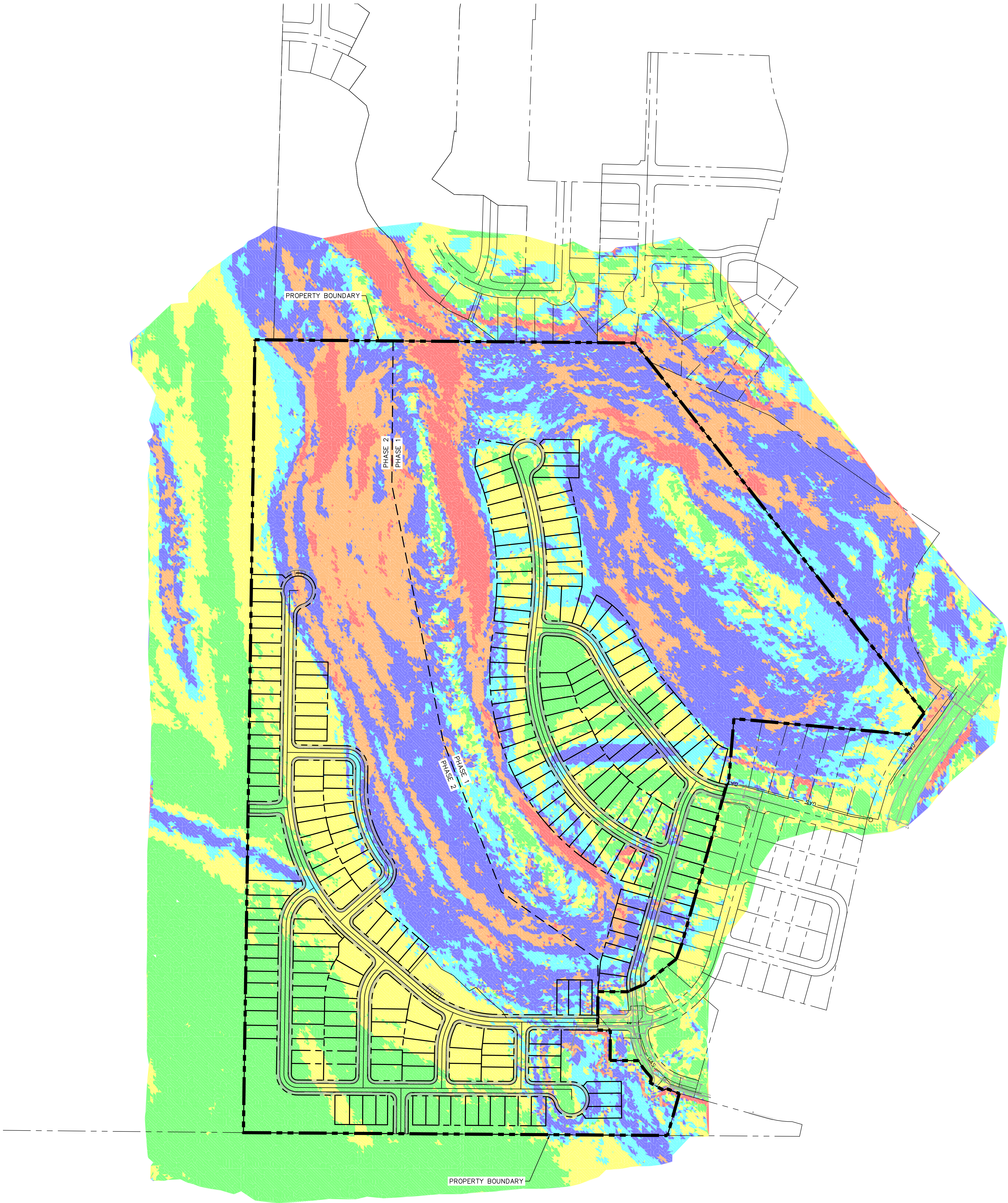
OQUIRRH MOUNTAIN RANCH PHASING PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 150' SCALE (V): N/A		
DATE: JULY 2021		SHEET NO. 01
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		

CASE NO.: TBD



LEGEND

PROPERTY BOUNDARY

PHASE LINE

0%–5%

5%–10%

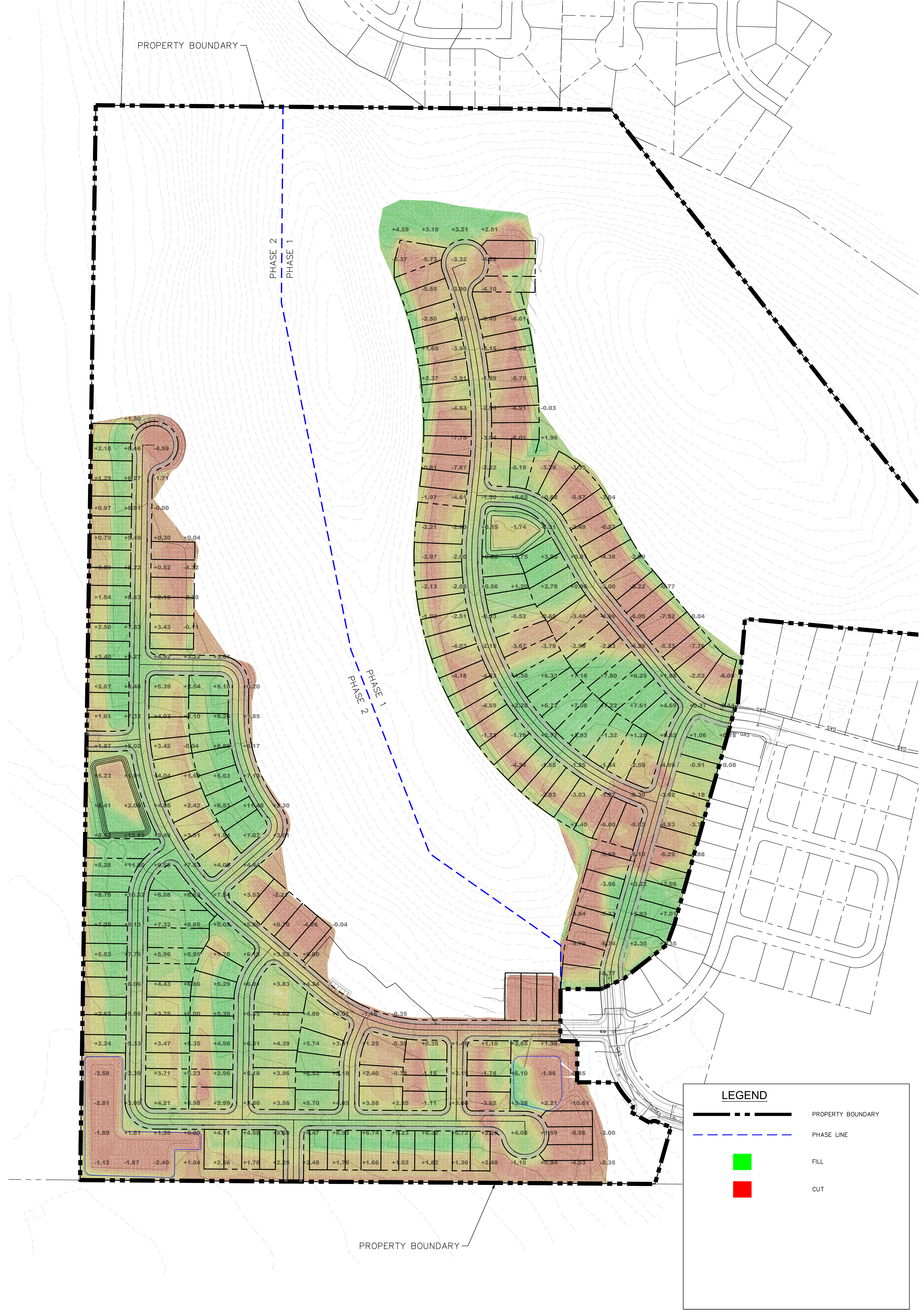
10%–15%

15%–25%

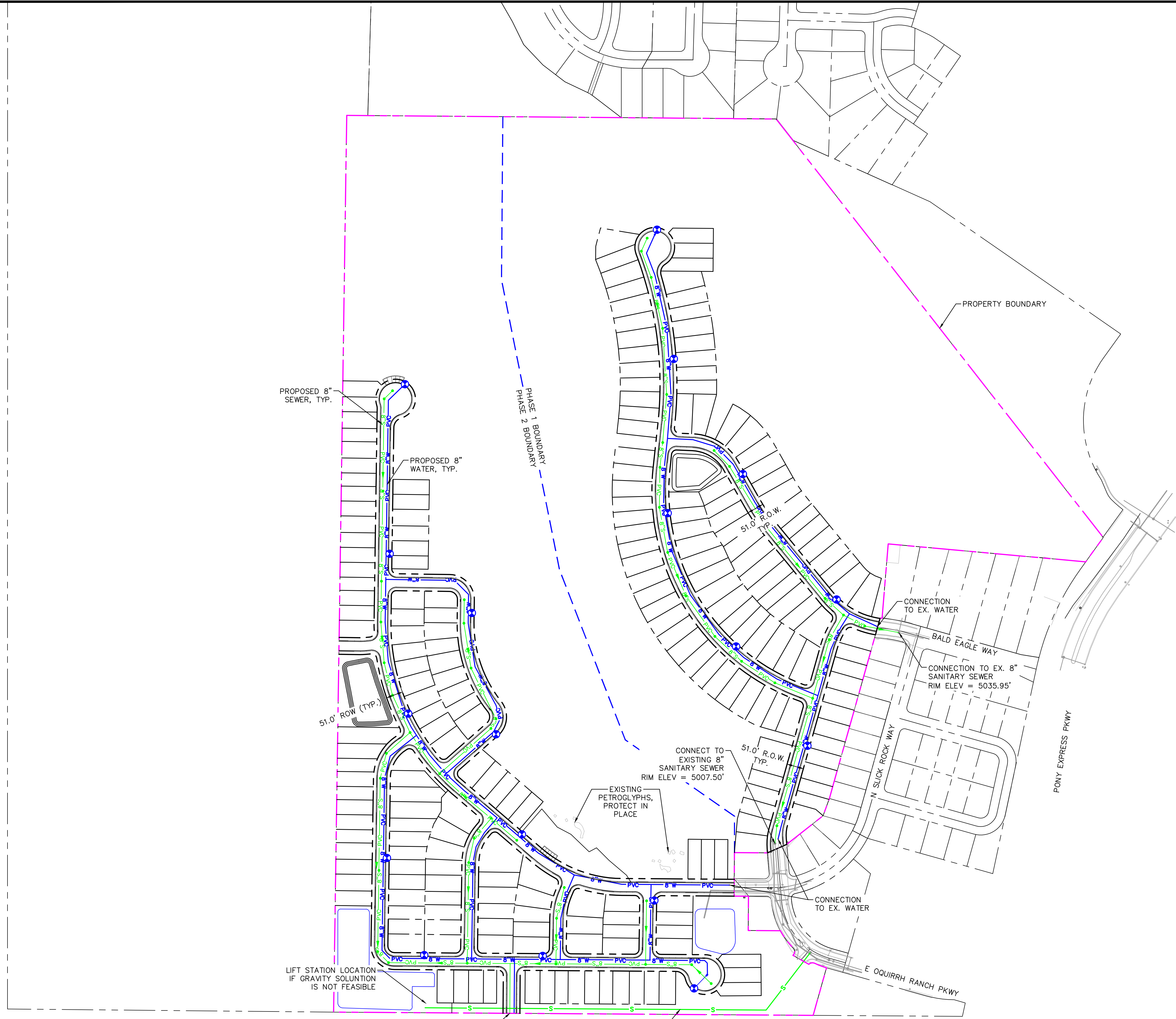
25%–35%

35%+

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
TOTAL NET AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.24	
OPEN SPACE	± 50.07 ac.	49%
UNIT TYPE	UNIT COUNT	MIX
40' x 100'	61	27%
45' x 100'	109	48%
50' x 100'	59	26%
TOTAL	229	100%

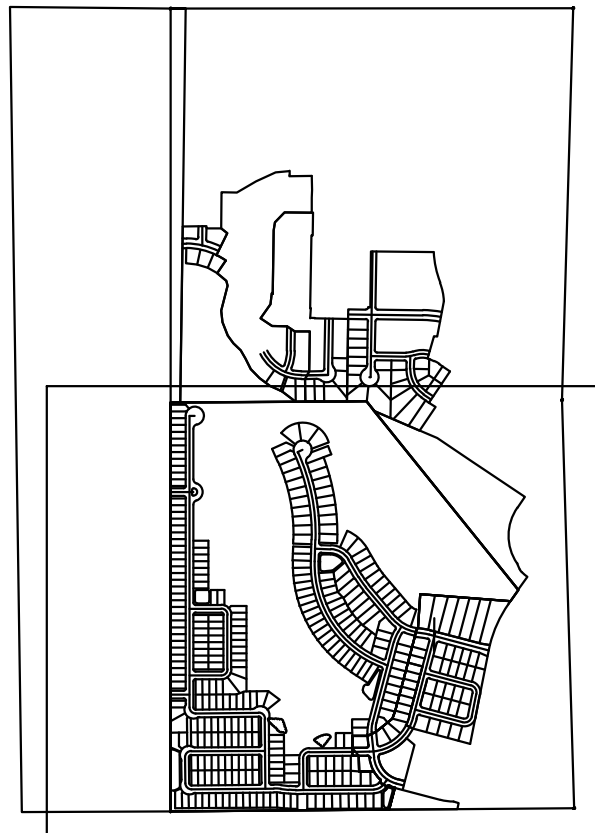


K:\DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plot\UT_PRELIMINARY PLAT.dwg Aug 04, 2021 TreyFarrell
XREFS: K:\DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plot\UT_PRELIMINARY PLAT.dwg
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

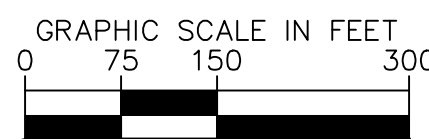
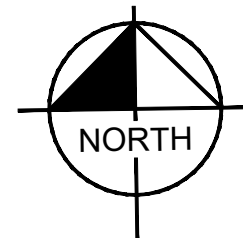


LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPERTY BOUNDARY
- PHASE BOUNDARY
- PROPOSED SANITARY SEWER FORCE MAIN



KEY MAP
NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
CONCEPTUAL UTILITY LAYOUT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM DRAWN KHTEAM CHECKED TLC

SCALE (H): 1" = 150'
SCALE (V): N/A

DATE:

JULY 2021

PROJECT NO.

196011002

DWG. NAME

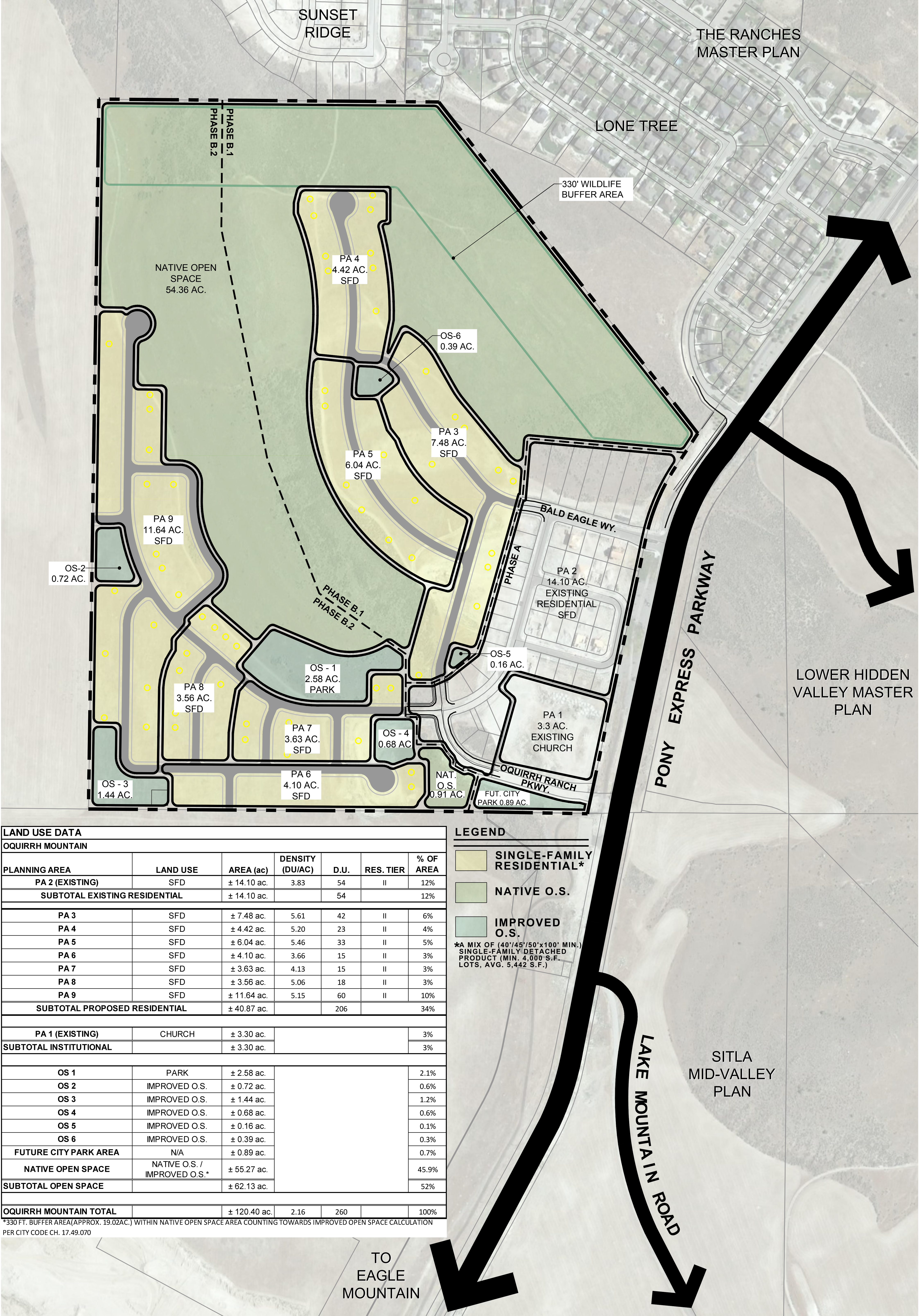
UT_PRELIMINARY PLAT.dwg

SHEET NO.

01

01.shx

CASE NO.: TBD



LAND USE DATA						
OQUIRRH MOUNTAIN						
PLANNING AREA	LAND USE	AREA (ac)	DENSITY (DU/AC)	D.U.	RES. TIER	% OF AREA
PA 2 (EXISTING)	SFD	± 14.10 ac.	3.83	54	II	12%
SUBTOTAL EXISTING RESIDENTIAL		± 14.10 ac.		54		12%
PA 3	SFD	± 7.48 ac.	5.61	42	II	6%
PA 4	SFD	± 4.42 ac.	5.20	23	II	4%
PA 5	SFD	± 6.04 ac.	5.46	33	II	5%
PA 6	SFD	± 4.10 ac.	3.66	15	II	3%
PA 7	SFD	± 3.63 ac.	4.13	15	II	3%
PA 8	SFD	± 3.56 ac.	5.06	18	II	3%
PA 9	SFD	± 11.64 ac.	5.15	60	II	10%
SUBTOTAL PROPOSED RESIDENTIAL		± 40.87 ac.		206		34%
PA 1 (EXISTING)	CHURCH	± 3.30 ac.				3%
SUBTOTAL INSTITUTIONAL		± 3.30 ac.				3%
OS 1	PARK	± 2.58 ac.				2.1%
OS 2	IMPROVED O.S.	± 0.72 ac.				0.6%
OS 3	IMPROVED O.S.	± 1.44 ac.				1.2%
OS 4	IMPROVED O.S.	± 0.68 ac.				0.6%
OS 5	IMPROVED O.S.	± 0.16 ac.				0.1%
OS 6	IMPROVED O.S.	± 0.39 ac.				0.3%
FUTURE CITY PARK AREA		± 0.89 ac.				0.7%
NATIVE OPEN SPACE		± 55.27 ac.				45.9%
SUBTOTAL OPEN SPACE		± 62.13 ac.				52%
OQUIRRH MOUNTAIN TOTAL						
		± 120.40 ac.	2.16	260		100%

*330 FT. BUFFER AREA (APPROX. 19.02 AC.) WITHIN NATIVE OPEN SPACE AREA COUNTING TOWARDS IMPROVED OPEN SPACE CALCULATION PER CITY CODE CH. 17.49.070

LEGEND

SINGLE-FAMILY RESIDENTIAL*

NATIVE O.S.

IMPROVED O.S.

*A MIX OF (40'/45'/50'x100' MIN.) SINGLE-FAMILY DETACHED PRODUCT (MIN. 4,000 S.F. LOTS, AVG. 5,442 S.F.)

Oquirrh Mountain Ranch Master Development Plan Amendment

Introduction

Oquirrh Mountain Ranch is an approved master development plan that consists of approximately 120.4 acres of land on the west side of Pony Express Parkway, north of Overland Village 2, and south of Lone Tree. The project has received approvals for a master development plan and agreement, with the latest amended and restated agreement dating back to June 2016.

The project was zoned residential with a mix of housing types and lot sizes as well as a church property site. The overall density of the project was approved to not exceed the lesser of an average of 5.3 residential units per buildable residential acre or a total of 346 residential units.

Since these approvals, Phase A of Oquirrh Mountain Ranch has been completed on about 18 acres of the overall 120 acres which included the church property and 54 single-family lots, leaving 292 units available under the previous approvals.

Proposal

Based on the recent purchase of Oquirrh Mountain Ranch Phase B by LGI Homes, a top ten national homebuilder, this proposed master development plan amendment looks to incorporate a proposal to change the proposed housing type, for 206 units, to all single-family detached housing on an average lot size of almost 6,067 square feet. With this amendment, including the built Phase A, the overall Oquirrh Mountain Ranch development looks to utilize 260 lots from the previously approved 346 unit maximum, resulting in a 33% reduction in units and a 15% increase in the projects dedicated open space.

With an overall gross density of 2.02 dwelling units per acre, Oquirrh Mountain Ranch will fit more in line with the existing Eagle Mountain General Plan Future Land Use Map designation of Neighborhood Residential One, which promotes a mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, including improved neighborhood open space. Although, with over half of the site being dedicated as open space, modified Tier II Neighborhood Residential development standards will be used to sensitively manage the sensitive development areas based on the sites steep terrain, multiple ridgelines and historic petroglyphs located throughout the site. Based on a slope analysis, this includes making sure development will not be built within slopes of 25% or greater.

Open Space

The previous master development plan was required to include 5.5 acres of improved open space areas based on a percentage of the proposed land area. Now, with the calculation based on units, the overall community (260 lots) is required to provide 5.97 acres of improved area. Currently, the revised plan

exceeds this amount and provides 23.84 acres of improved open space, including a 330' wildlife corridor (counted as improved open space per City Code Ch.17.49.070) and rugged hiking trails located within the sites native open space. This native open space will also provide for spectacular views, wildlife corridors, and opportunities for hiking and experiencing the great outdoors. While these features are considered the site's true amenity and the heart of the community, additional improved amenities will be offered as well. These areas will be consistent with the City's improved open space and Parks & Open Space worksheet criteria, with a host of amenities to meet the necessary point requirements.

Similar to the previous approvals, located throughout the overall proposed 62.39 acres of on-site open space, six parks are being provided as accessories to the site's unique natural environment. These areas will provide more formal play areas for residents to gather, relax or enjoy their pets. Additionally, trail connections will be incorporated to allow pedestrian connectivity throughout the development and to the main street and regional trail, providing an opportunity for residents to stay active and have opportunities for social interaction. The area with the high petroglyph concentration, which was protected as part of Phase A, has been opened up to include a 2.5-acre park, acting as the sites centralized active amenity while providing a unique opportunity to preserve these historic elements for all to enjoy.

Lot Sizes and Compatibility Statement

Oquirrh Mountain Ranch was previously approved to include mix of housing types and lot sizes to be constructed to meet the City's Tier II, Tier III, and Tier IV requirements. This proposed amendment looks to modify the proposed housing types to provide a mix of three different single-family detached lots sizes within an area of the City that has a high potential for growth. Located within the Central Economic Node, Oquirrh Mountain Ranch looks to help connect a bifurcated area with an underserved lot mix and alternative price point to the existing development trends. The existing surrounding development offers the following range of lot sizes, which set the table for this proposed amendment.

- Oquirrh Mountain Ranch Phase A – 55's, 60's and 70's
- Lone Tree – 50's, 60's, 62.5' and 70's
- Sunset Ridge – 66', 70', 75' and 80'
- Hidden Hollow – 20', 25', 50', 67', 72.5' and 90'
- Overland – 55', 56', 65', 70' 75' and 80'

Oquirrh Mountain Ranch Phase B will have lot sizes, proposed at 45's, 50's, and 55's in width with a minimum of 100' in depth, that will provide complementary land uses, to the surrounding development, while adding to a diverse mix of housing with prime access to the City of Eagle Town Center. To accommodate these lot sizes, consistent with the previously approved higher density plan, proposed

amended development standards will be proposed through the entitlement process.

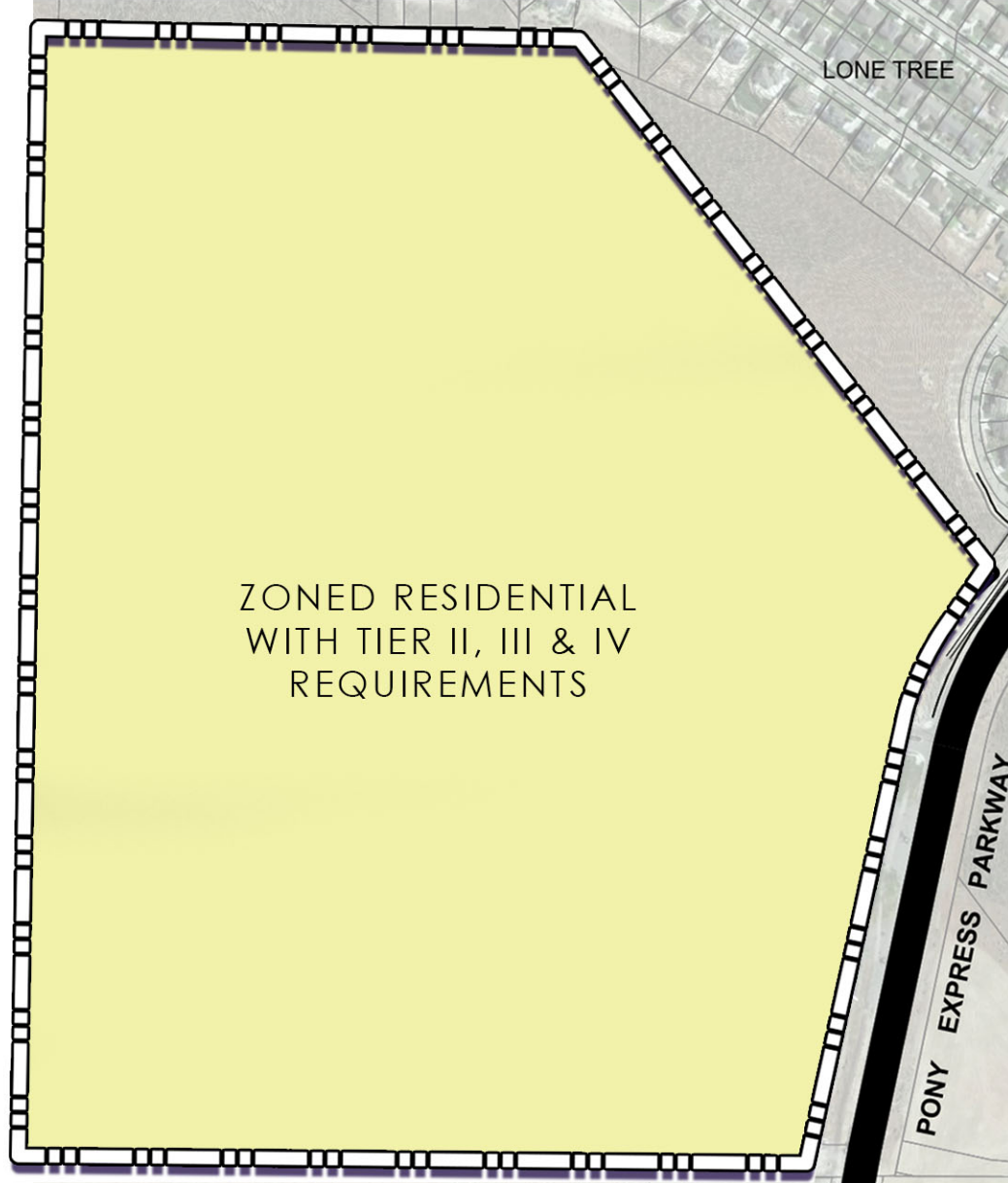
As proposed within this Master Development Plan amendment, Phase B not only offers an appropriate lot mix, but also provides a more sensitive approach to compatibility than the previously approved plans. Like those previous approvals, this plan keeps the extensive buffers to the east and north with no impact to the adjacent Lone tree and Sunset Ridge subdivisions. Internal, Phase A was originally surrounded by single-family attached/triplex product. Now, a more appropriate transition will be applied to continue the single-family detached land use, with an alternative product, as development heads into the site. To the south, previously approved as a mix of multi-family, single-family detached cluster and single-family detached, this new proposal looks to only offer a single-family detached land use. Additionally, per the approved Master Development Agreement, Oquirrh Mountain Ranch agreed to a 20-foot building setback along the project's southern boundary, including a ten foot landscaped corridor to be planned cooperatively with the neighboring property owner, which would provide both the other 10-foot landscaped portion of the corridor. Also, this proposed plan amendment anticipates an increased open space buffer along the edge of this southern boundary, adjacent to the Overland community, up to 30' in width. Lastly, adjacent to the vacant property to the west, the previous approvals anticipated the entire western project frontage to be developed with a mix of single-family detached housing and multi-family development. This current proposal, looks at a more sensitive approach, pulling development out of the northwest corner to preserve the adjacent hillside. Additionally, the western border will be developed with only the single-family detached land use, to ensure future compatibility.

Conclusion

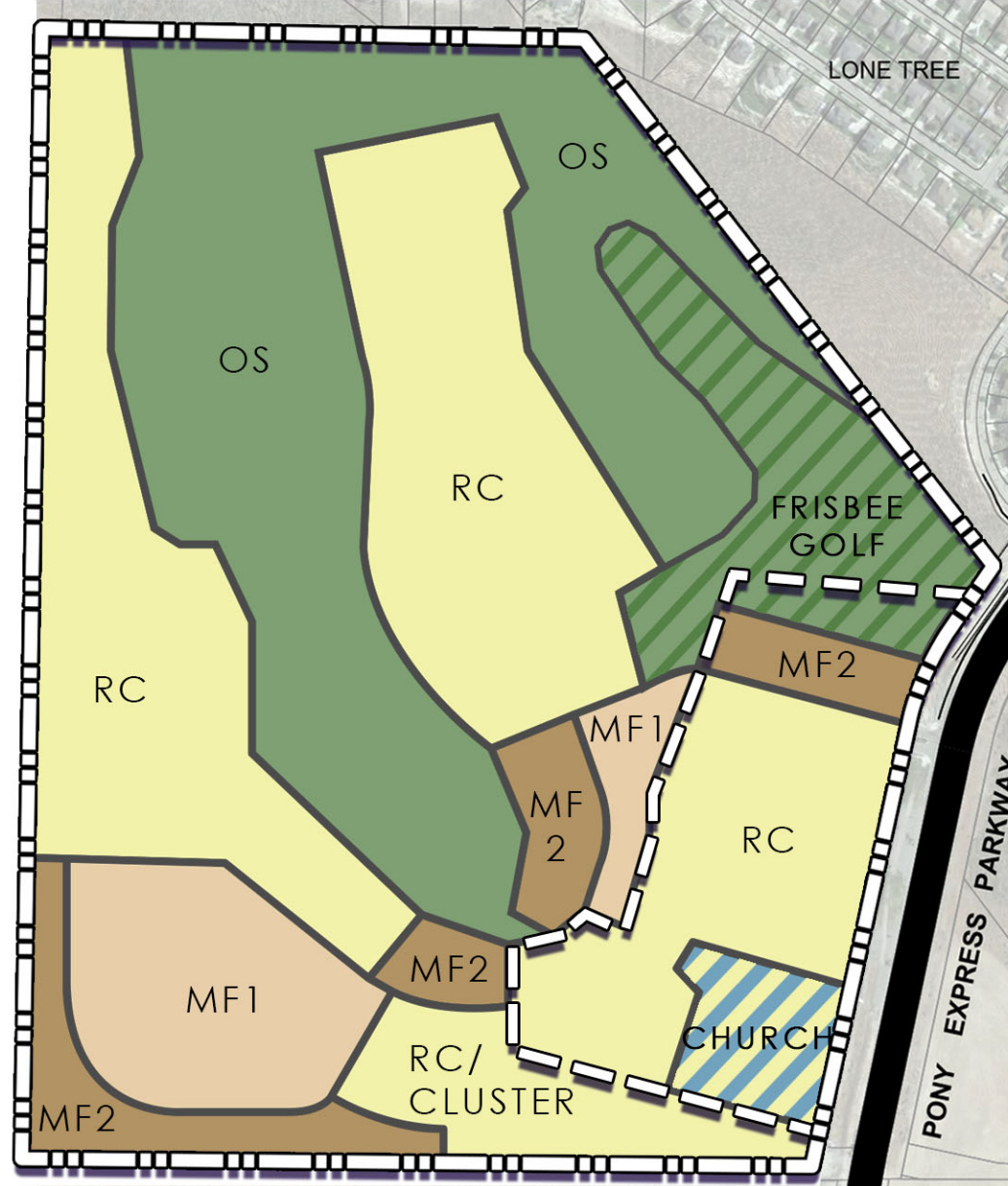
The continuation of the Oquirrh Mountain Ranch development will produce an attractive & well-designed community to the area. The development will provide a blend of appealing single-family homes and substantial open space areas, capturing the amazing views and the prime site access. The proposed Master Development Plan amendment aligns with the City's goals and planned growth. The site's open spaces and amenities work together to create an active and interconnected community. Our design team has carefully considered the development of this plan and believe with these positive characteristics, approval of this development is in the best interests of the City. Accordingly, the developer and design team respectfully request your approval of the Master Development Plan amendment for Oquirrh Mountain Ranch.

Thank you for your time and consideration. We look forward to working with the City of Eagle on the execution and deliverance of this high-quality project. Please feel free to contact us if you have any questions or require additional information.

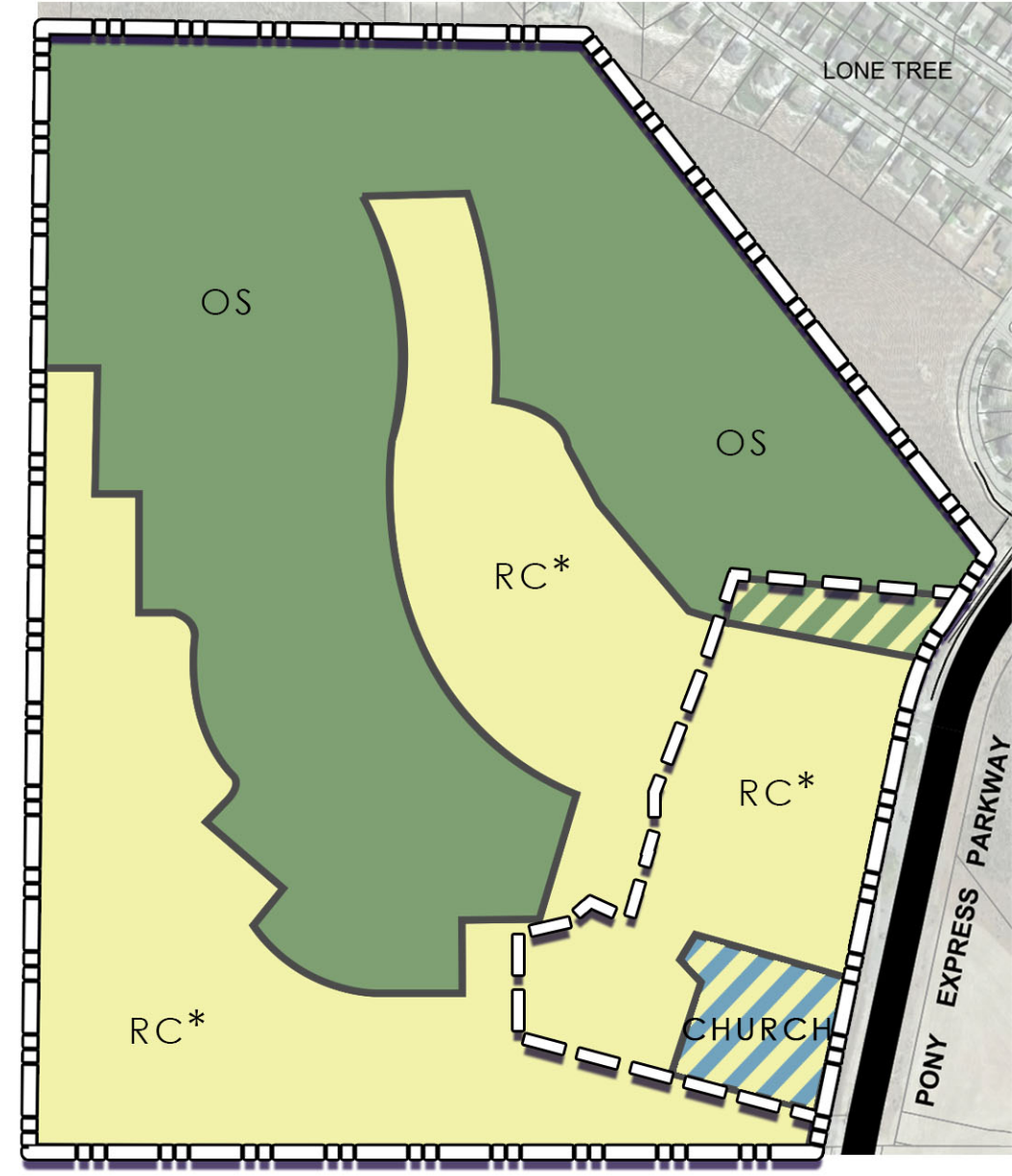
APPROVED MDA (5.3 DU/AC)



APPROVED PLAN (5.3 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



PROPOSED PLAN (2.35 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



LEGEND



* WITH AMENDED DEV. STANDARDS
(MIN. LOT SIZE: 4,500 S.F., AVG. 5,442 S.F.)
MINIMUM LOT FRONTAGE: 45'
SETBACKS: FRONT: 15', SIDE: 5',
FRONT GARAGE: 22', REAR: 15')



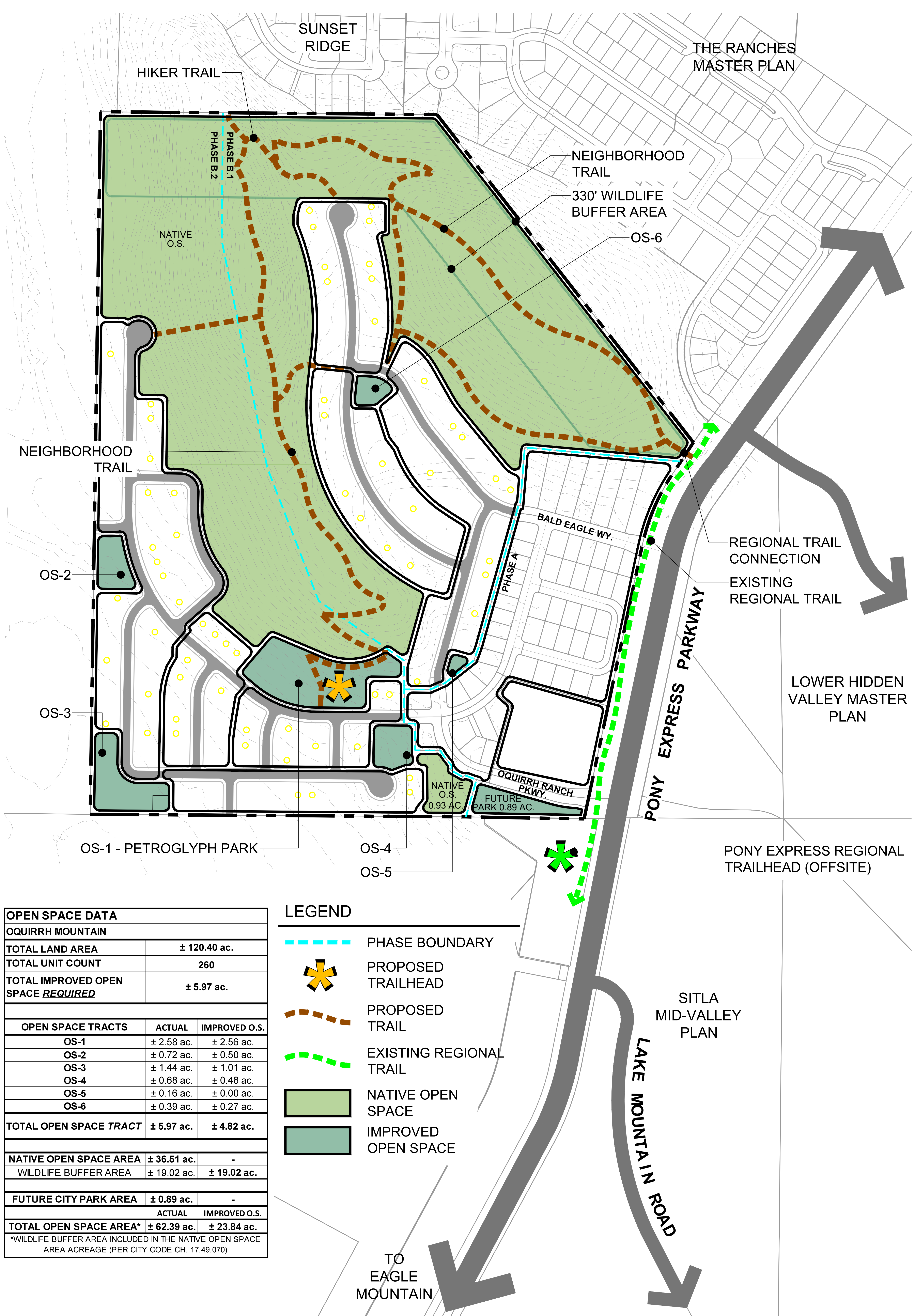
OQUIRRH MOUNTAIN
EAGLE MOUNTAIN, UT

ZONING COMPARISON EXHIBIT

09.07.2021 | SCALE: NTS



Kimley»Horn



OPEN SPACE DATA		
OQUIRRH MOUNTAIN		
TOTAL LAND AREA	± 120.40 ac.	
TOTAL UNIT COUNT	260	
TOTAL IMPROVED OPEN SPACE <u>REQUIRED</u>	± 5.97 ac.	
OPEN SPACE TRACTS	ACTUAL	IMPROVED O.S.
OS-1	± 2.58 ac.	± 2.56 ac.
OS-2	± 0.72 ac.	± 0.50 ac.
OS-3	± 1.44 ac.	± 1.01 ac.
OS-4	± 0.68 ac.	± 0.48 ac.
OS-5	± 0.16 ac.	± 0.00 ac.
OS-6	± 0.39 ac.	± 0.27 ac.
TOTAL OPEN SPACE TRACT	± 5.97 ac.	± 4.82 ac.
NATIVE OPEN SPACE AREA	± 36.51 ac.	-
WILDLIFE BUFFER AREA	± 19.02 ac.	± 19.02 ac.
FUTURE CITY PARK AREA	± 0.89 ac.	-
	ACTUAL	IMPROVED O.S.
TOTAL OPEN SPACE AREA*	± 62.39 ac.	± 23.84 ac.
*WILDLIFE BUFFER AREA INCLUDED IN THE NATIVE OPEN SPACE AREA ACREAGE (PER CITY CODE CH. 17.49.070)		

- LEGEND
- PHASE BOUNDARY

PROPOSED TRAILHEAD

PROPOSED TRAIL

EXISTING REGIONAL TRAIL

NATIVE OPEN SPACE

IMPROVED OPEN SPACE
- OQUIRRH MOUNTAIN

EAGLE MOUNTAIN, UTAH
- CONCEPTUAL OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN AMENDMENT
- N

SCALE: APPROX.
0' 75' 150' 300'

DRAWN BY: BR

DATE: 08/05/21

Kimley»Horn

Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space

Residential Lots/Units 206 + 54 = 260		Required Open Space (Square Feet) 260,000		Required Open Space (Acres) 5.97 Acres
	X 1, 000 =		/ 43,560 =	

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet) 0.00		Fee-in-Lieu (w/o appraised value of open space) \$0.00	Required Open Space (Acres) 5.97	Required Amenity Points 597
	X \$3.75***			X 100

Required Amenity Points

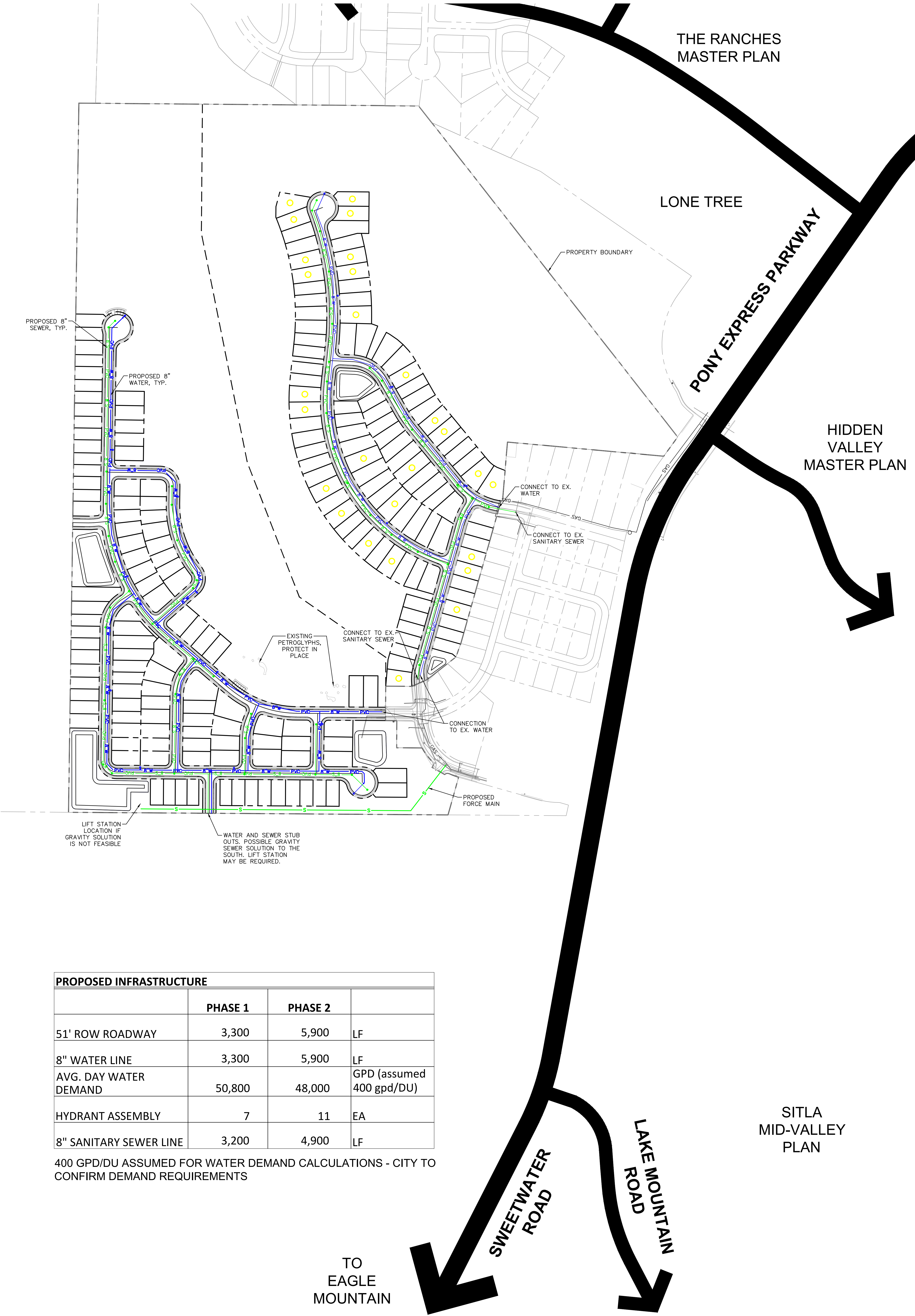
Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	15	30
Bicycle Rack (4+ bikes)	2	6	12
Trees (5) (a majority must be shade trees)	2	43	86
Shade Structure	4		0
Drinking Fountain	5		0
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0
Parking** (5 Stalls)	6	10	12
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 SF)	4	400	16
Playground Equipment* Per \$1,000	2		0
Splash Pad* Per \$1,000	2		0
Pickleball court (per court)	40		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100		0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		0
Other: Petroglyph viewing area	Varies	3	930
Other: Incline	Varies	114	67
Other: Hiking Trail	Varies	1	122
Other: Wildlife Corridor	Varies	1	945
Total			2,220

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.



PROPOSED INFRASTRUCTURE			
	PHASE 1	PHASE 2	
51' ROW ROADWAY	3,300	5,900	LF
8" WATER LINE	3,300	5,900	LF
AVG. DAY WATER DEMAND	50,800	48,000	GPD (assumed 400 gpd/DU)
HYDRANT ASSEMBLY	7	11	EA
8" SANITARY SEWER LINE	3,200	4,900	LF

400 GPD/DU ASSUMED FOR WATER DEMAND CALCULATIONS - CITY TO CONFIRM DEMAND REQUIREMENTS



September 2021

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84005

**RE: Economic Analysis – 206 Lots
Oquirrh Mountain Ranch
Eagle Mountain, Utah**

Oquirrh Mountain Ranch is a project that consists of approximately 102 acres of land on the west side of Pony Express Parkway, north of Overland Village 2, and south of Lone Tree Pkwy. The project was granted an approved master development plan and agreement, with the latest amended and restated agreement dating back to June 2016.

The project was zoned residential with a mix of housing types and lot sizes. The property also features a ridgeline and historic petroglyphs throughout.

The entire project (Existing Phase A and proposed Phase B) will include a residential unit count of 260 units and required improved open space (not less than 5.5 acres fully improved; 14.2 acres partially improved (with trails, petroglyph park, frisbee golf, and improved areas); and 32.4 acres improved with trails).

Oquirrh Mountain Ranch is not requesting the use of an Assessment Area or any other financial cooperation from Eagle Mountain City. All acquisition and development costs will be funded through private equity partners, bank loans or other traditional methods using the property as collateral, and will not unduly burden the city, adjoining landowners or other property owners in the city.

The following is a summary of required access and utilities and intended way of procurement and fee schedule.

ACCESS

Roads 1-10 are all planned 51' ROW. Road 9 extends North from the existing Bald Eagle Way and connects to Road 10. Road 8 intersects Road 9 and extends West to meet the existing Oquirrh Ranch Parkway. Road 6 and 7 extend from Oquirrh Ranch Parkway to the West, with Road 7 eventually intersecting Road 6 and Road 6 eventually intersecting with Roads 1 and 5. Road 1 extends all the way to the North end of the project and is intersected by the remaining Roads 2, 3, and 4.

All costs associated with Access will be funded through private equity partners, bank loans or other traditional methods.

OFF-SITE UTILITIES

Gas, Underground Power, Water, Sewer, and Storm Drain are accessible from the existing Bald Eagle Way to provide utility access for Phase 1 of the development. Gas, Underground Power, and

Water are all accessible from the existing E Oquirrh Ranch Parkway to provide utility access for Phase 2 of the development. Due to grading constraints, we are currently working on coordination with Ivory Homes (the property owners to the South) to allow our development to construct both Sewer and Storm lines through their site and ultimately tie-in to Pony Express Parkway further South. If this gravity system is not feasible or otherwise not available for construction, a lift station will be designed in the southwest corner of the site to route water through a force main to the existing sanitary line in E Oquirrh Ranch Parkway.

All Off-Site Utilities will be funded through private equity partners, bank loans or other traditional methods.

ON-SITE UTILITIES

Utilities will be designed and approved through master preliminary plan and detailed through phasing as development progresses into final plats. Kimley Horn will provide an accurate Opinion of Probable Cost prior to beginning any construction.

All On-Site Utilities will be funded through private equity partners, bank loans or other traditional methods.

WATER RIGHTS

Water rights will be purchased through the city using the city's cash-in-lieu process rather than dedicating raw water.

All Water Rights will be funded through private equity partners, bank loans or other traditional methods.

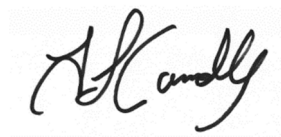
OPEN SPACE AND PARKS

Per Eagle Mountain city development standards, approximately 52.98 acres of improved open space is required for development. Amenities such as bike racks, picnic tables, shade trees, frisbee golf structures, and/or the like will be installed in the dedicated open spaces.

All Parks and Open Space improvements will be funded through private equity partners, bank loans or other traditional methods.

We appreciate the opportunity to provide these services to you. Please contact us if you have any questions.

KIMLEY-HORN AND ASSOCIATES, INC.



By: Tamara Connolly, PE
Project Manager

PRELIMINARY PLAT
FOR
OQUIRRH MOUNTAIN RANCH
SUBDIVISION

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 25, TOWNSHIP
5S, RANGE 2 WEST OF THE SALT LAKE PRINCIPAL MERIDIAN
TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

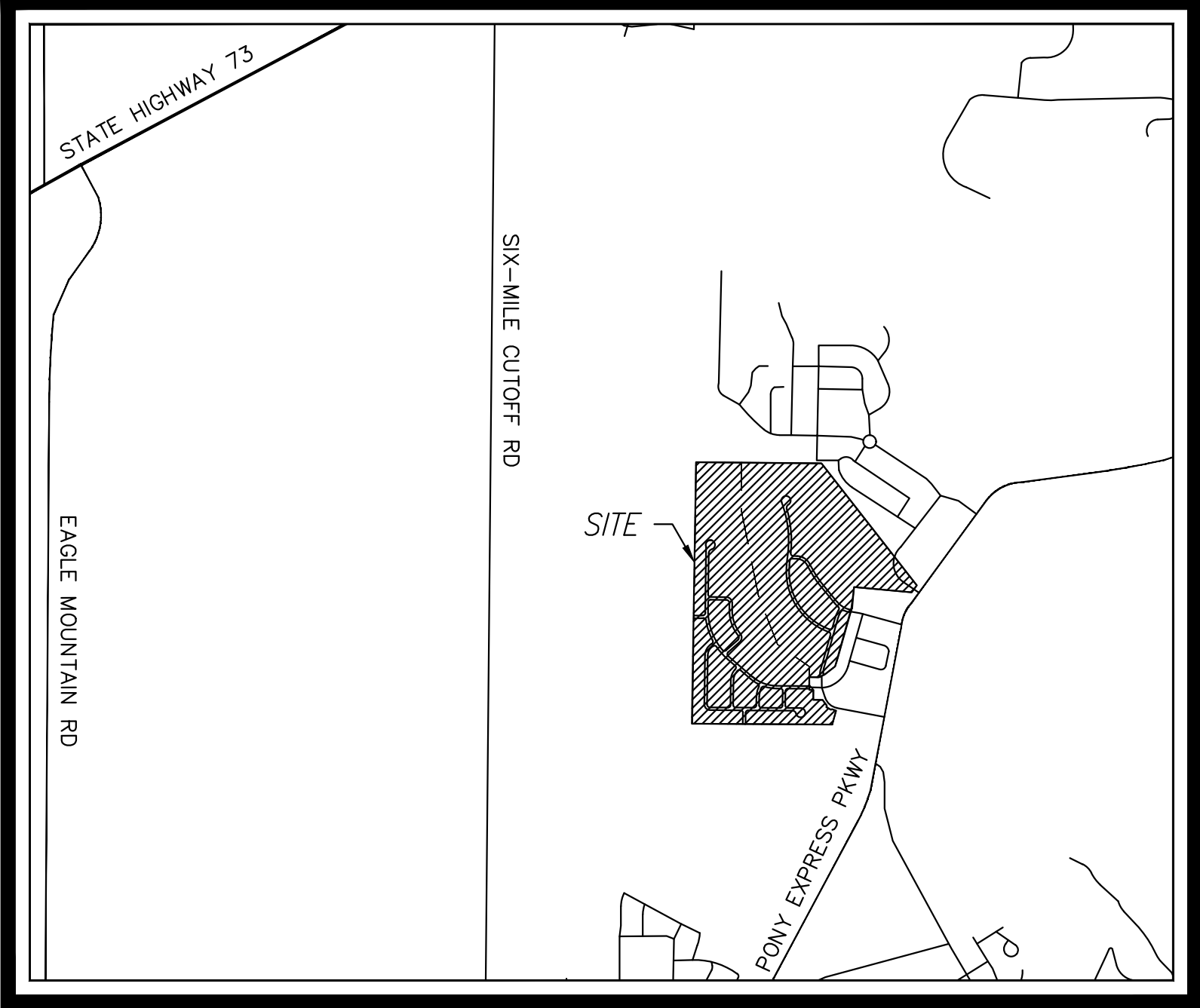
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

OWNER/DEVELOPER
LGI HOMES
3401 QUEBEC ST, SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921-1233
CONTACT: TRACE HERRINGTON

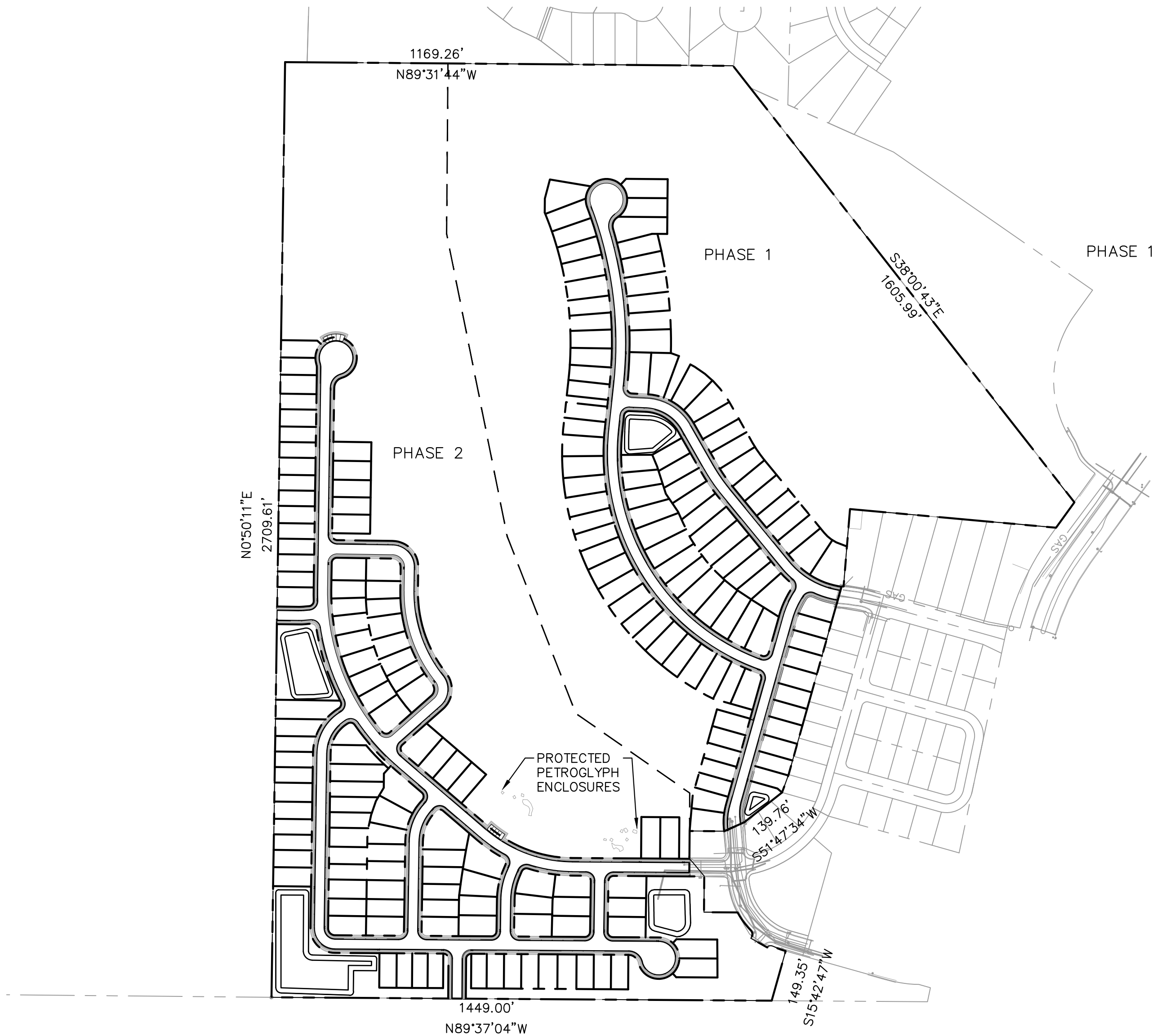
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

LAND PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEITH NICTER

LAND SURVEYOR
FOCUS ENGINEERING
6949 S, HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047
PHONE: (801) 352-0075
CONTACT: SPENCER LLEWELYN, PLS



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

LEGEND

- PROPOSED CL
- PROPOSED SWALE
- PROPOSED SECTION LINE
- PROPERTY LINE/TRACT LINE
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT

INSPECTION: CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF AN EAGLE MOUNTAIN CITY INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

EAGLE MOUNTAIN CITY APPROVAL

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THE COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

TOWN OF XXXX ENGINEER

DATE



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
COVER
EAGLE MOUNTAIN, UTAH



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

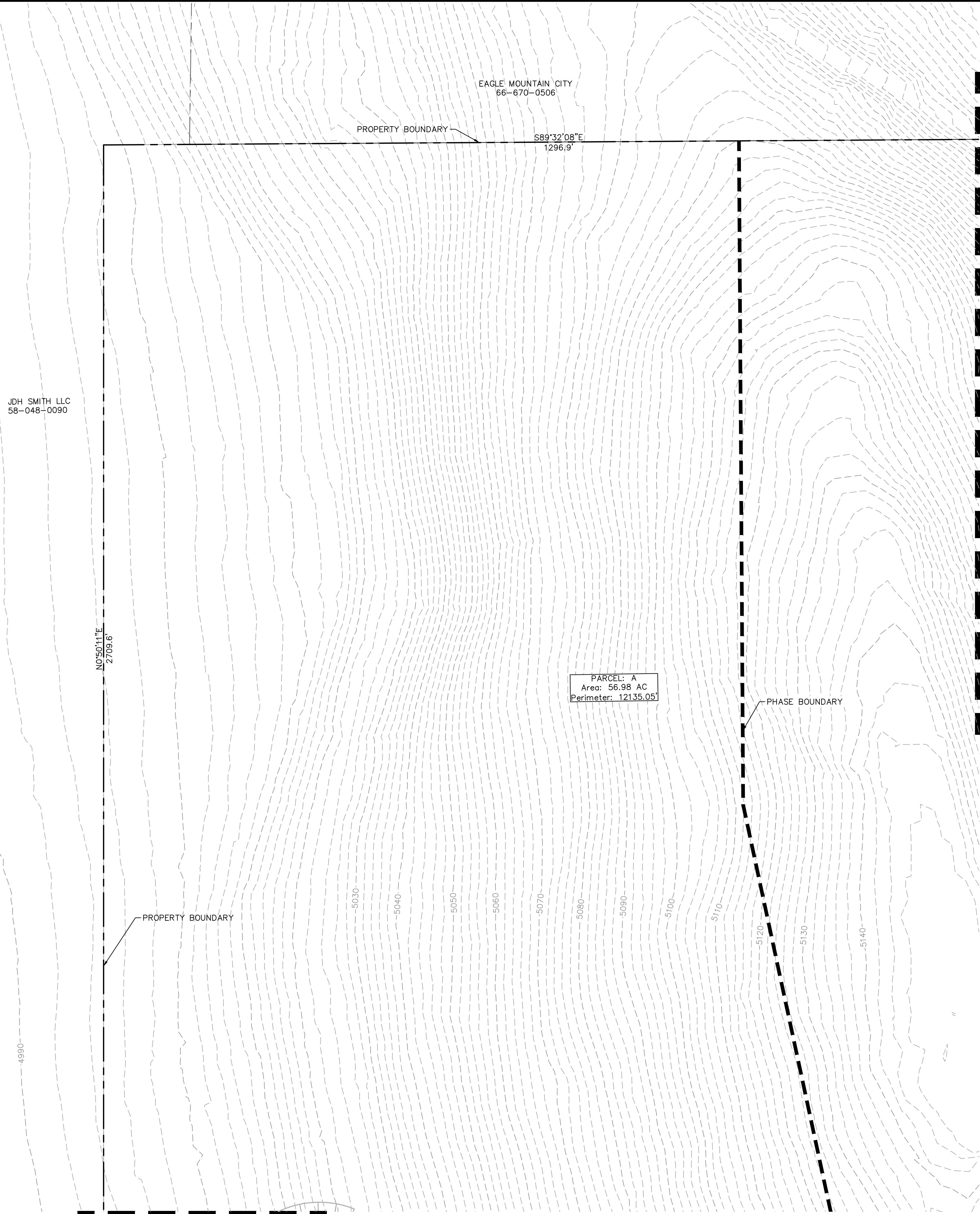
DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): N/A SCALE (V): N/A		
DATE: SEPTEMBER 2021		SHEET NO. 1
PROJECT NO. 196011002		
DWG. NAME CV. PRELIMINARY PLAT.dwg		

21 sheets

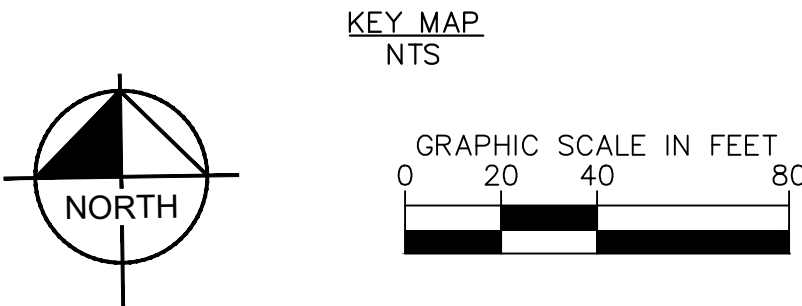
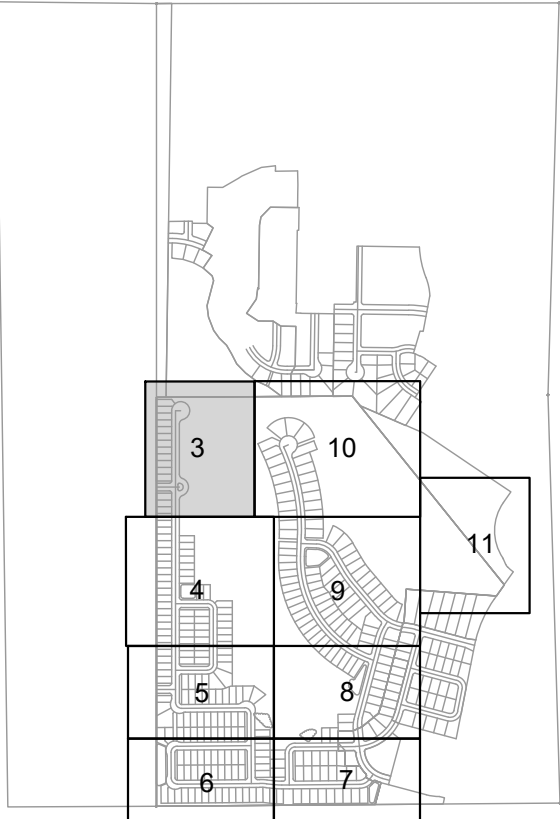
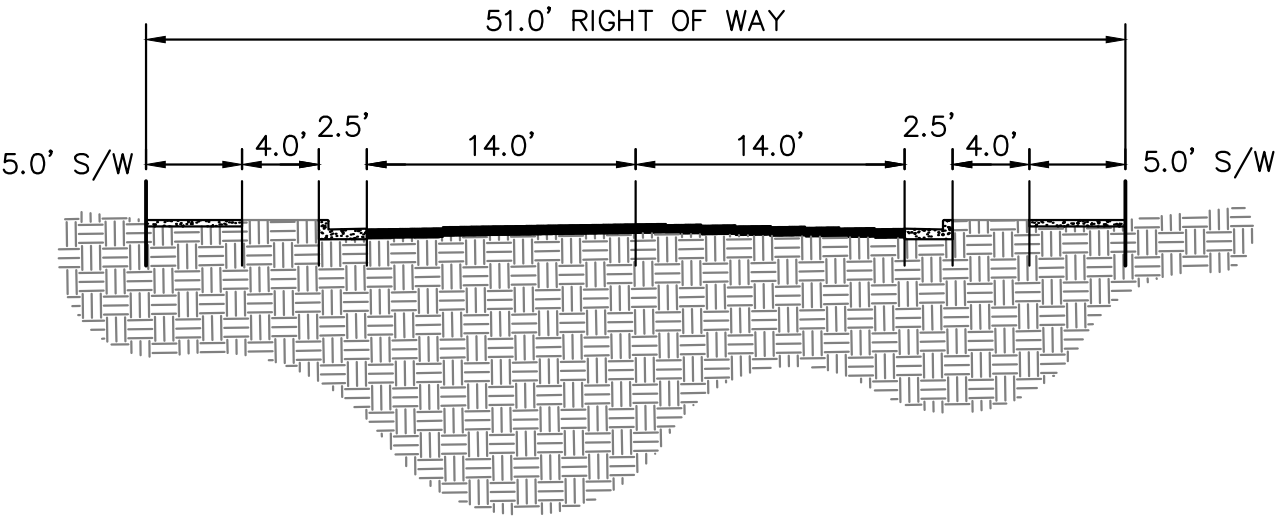
K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\CV_PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg
OF AND UNLESS OTHERWISE NOTED, THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

CASE NO.: TBD

K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1\196011002-VF\196011002-VS\196011002-VS.dwg
OF AND UNPUBLISHED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LOCAL STREET CROSS-SECTION - 51' ROW





Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 40'		
SCALE (V): N/A		
DATE: SEPTEMBER 2021		SHEET NO. 3
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		

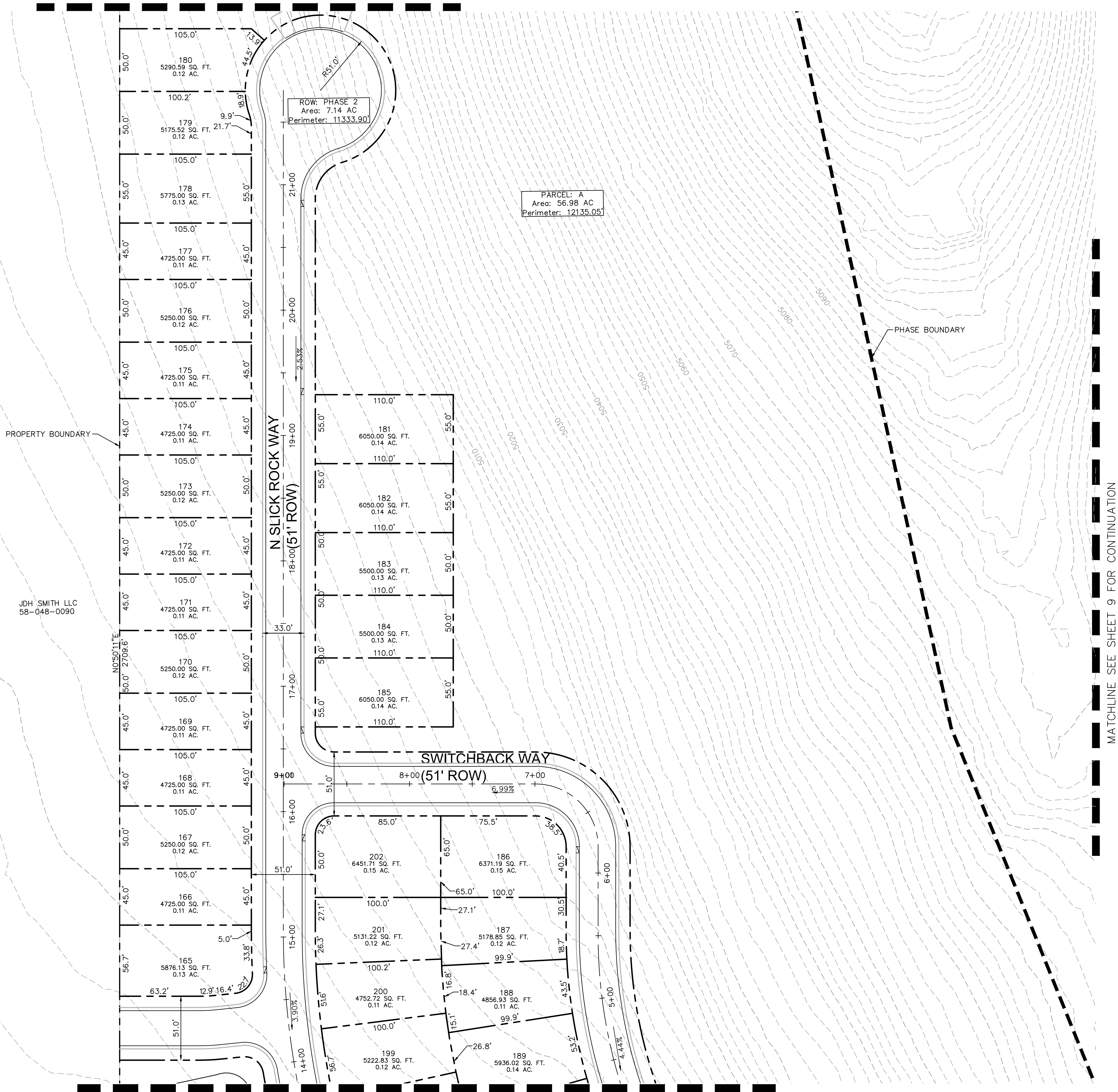
of 21 shts

CASE NO.: TBD

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

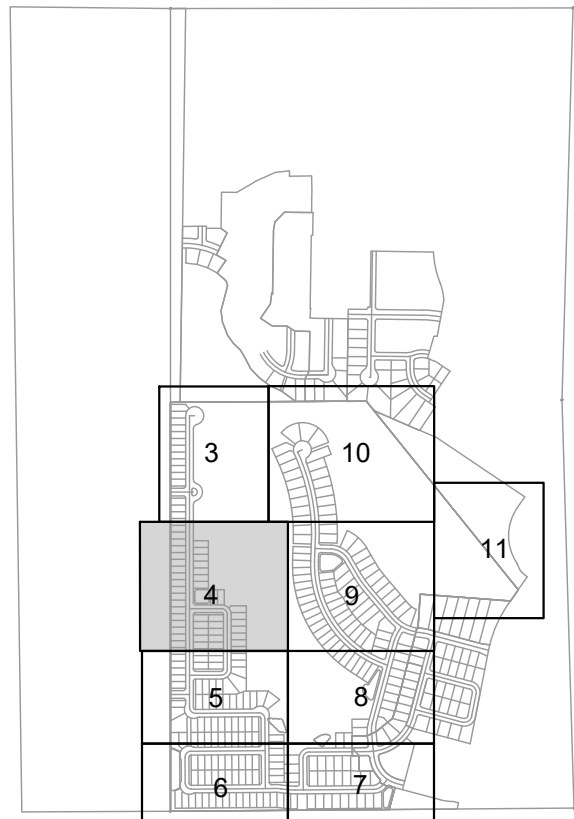
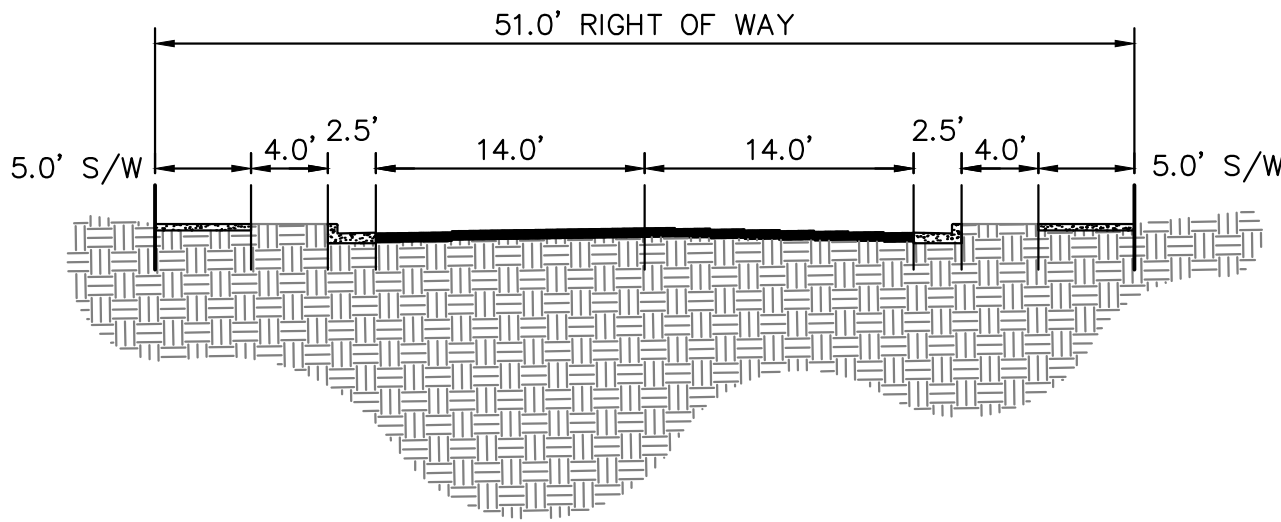
JDH SMITH LLC
58-048-0090

MATCHLINE SEE SHEET 3 FOR CONTINUATION

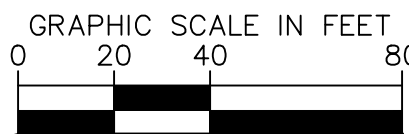
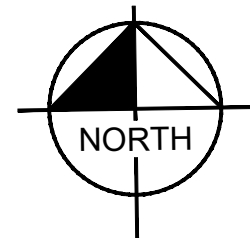


MATCHLINE SEE SHEET 5 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED
KHTEAM

DRAWN
KHTEAM

CHECKED
TLC

SCALE (H):
SCALE (V):

DATE:
SEPTEMBER 2021

PROJECT NO.
196011002

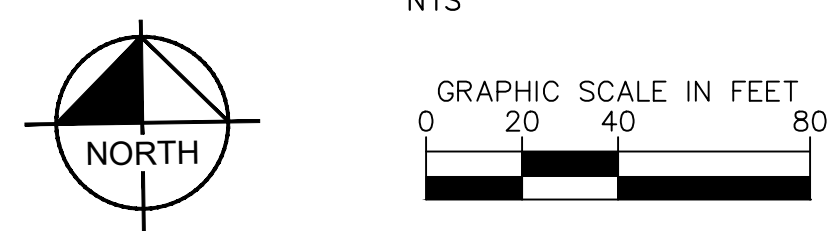
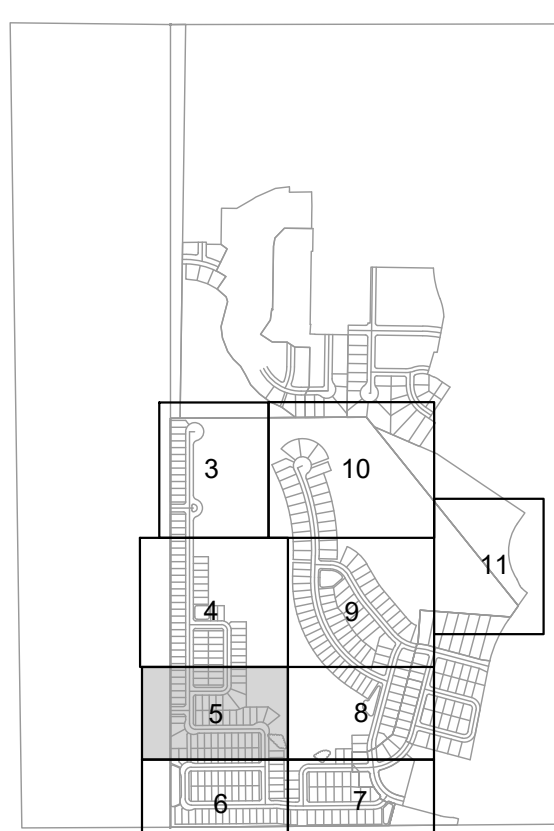
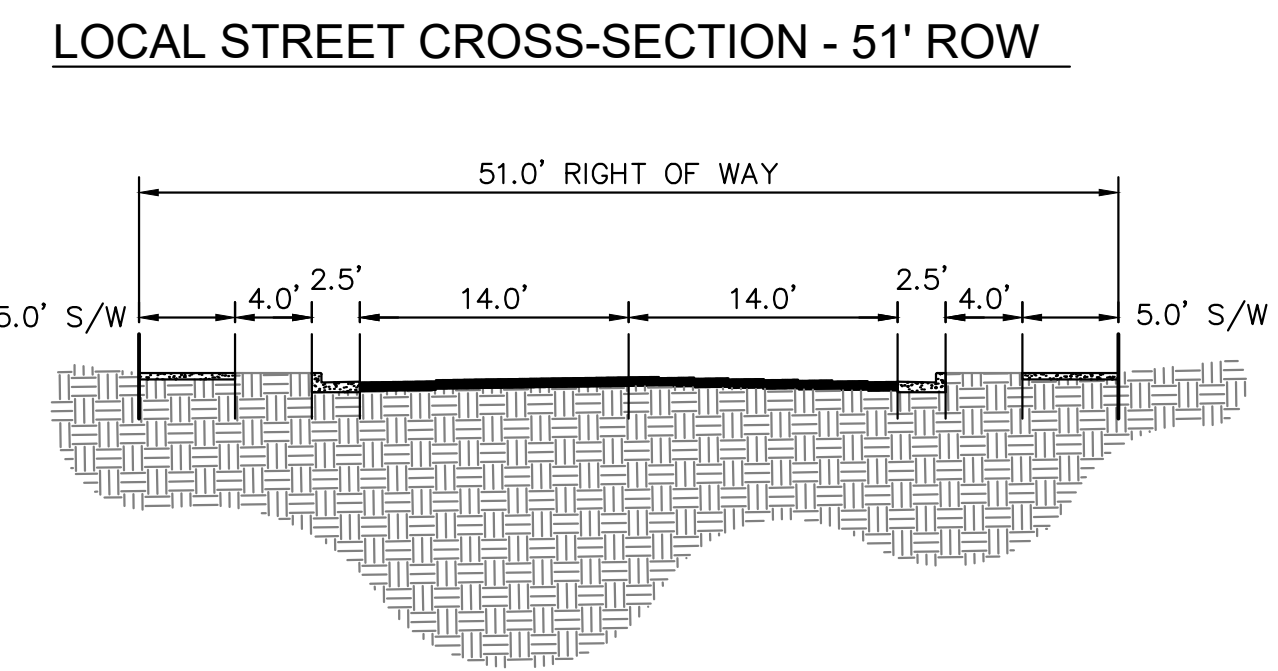
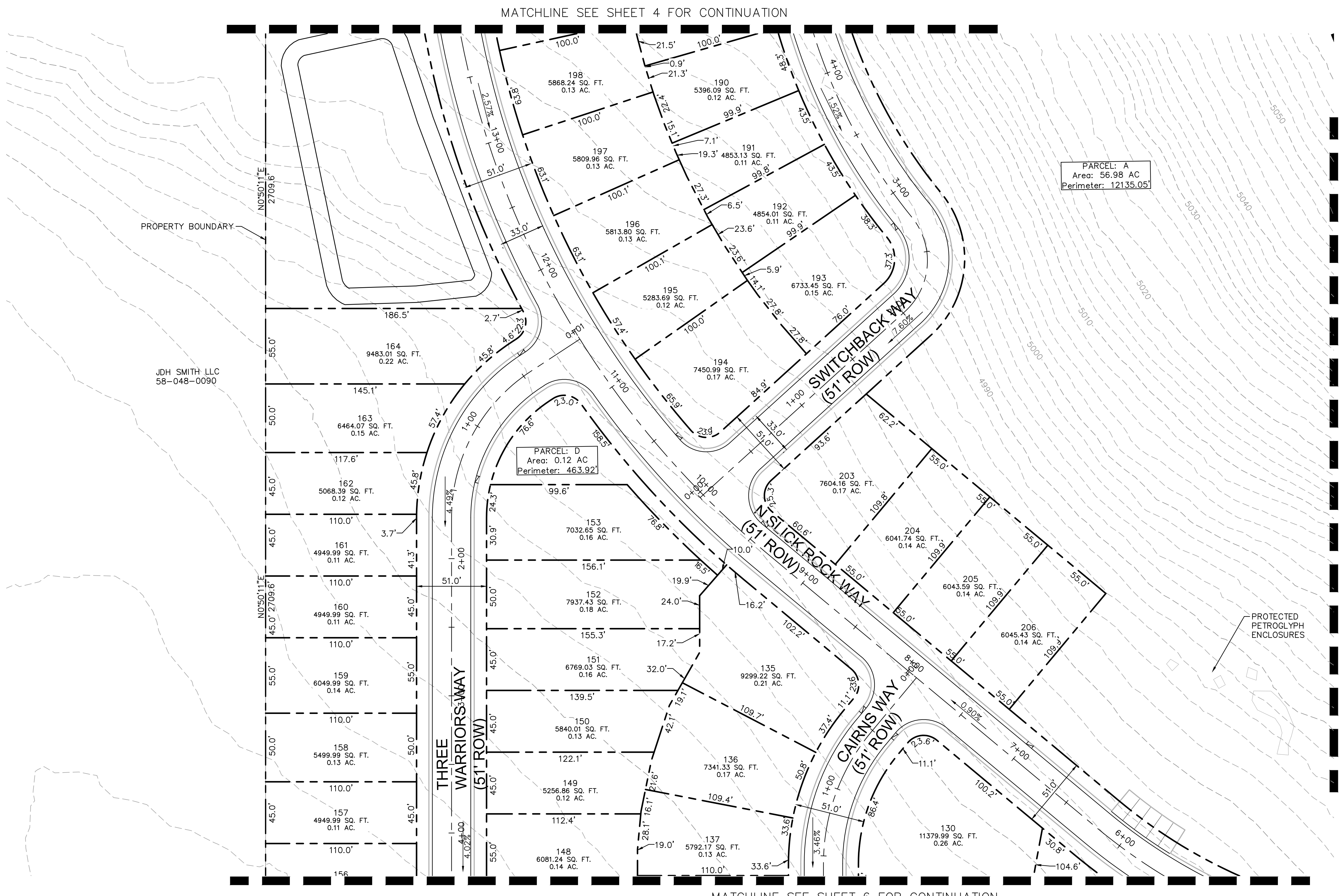
DWG. NAME
PRELIMINARY PLAT.dwg

SHEET NO.
4

of 21 sheets

CASE NO.: TBD

K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1\196011002-VF\196011002-VF.dwg K:\196011002-TB-PH1\196011002-VF.dwg K:\196011002-TB-PH1\196011002-VF.dwg
OF AND UNLESS OTHERWISE NOTED, THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.





Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

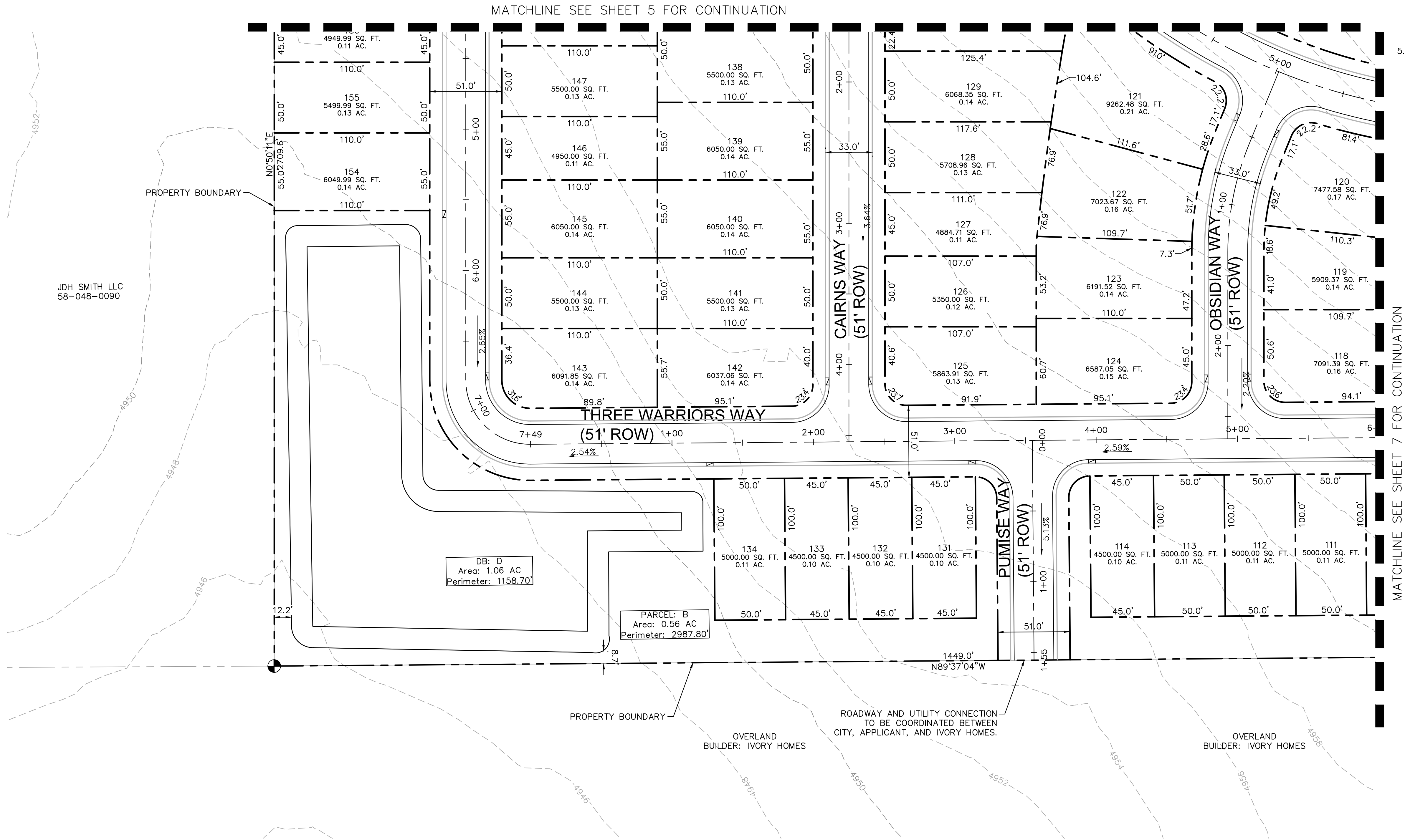
EAGLE MOUNTAIN, UTAH

Kimley»Horn

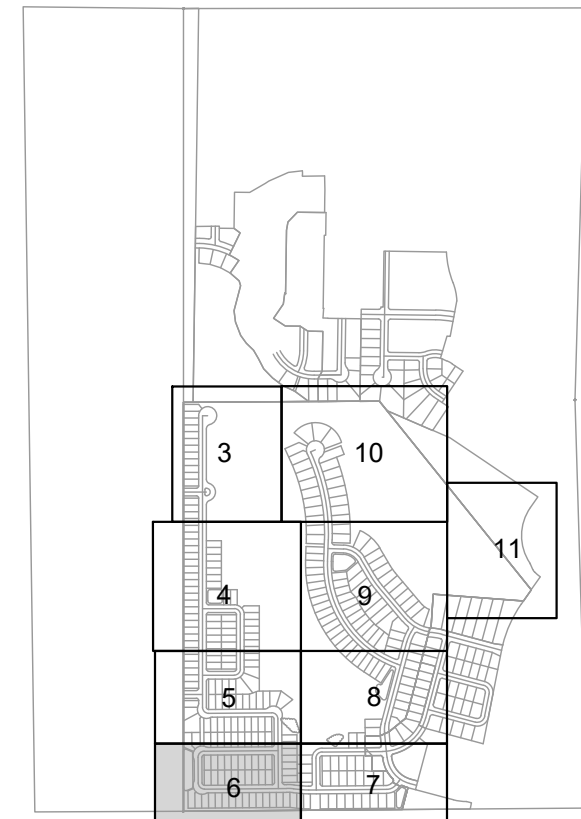
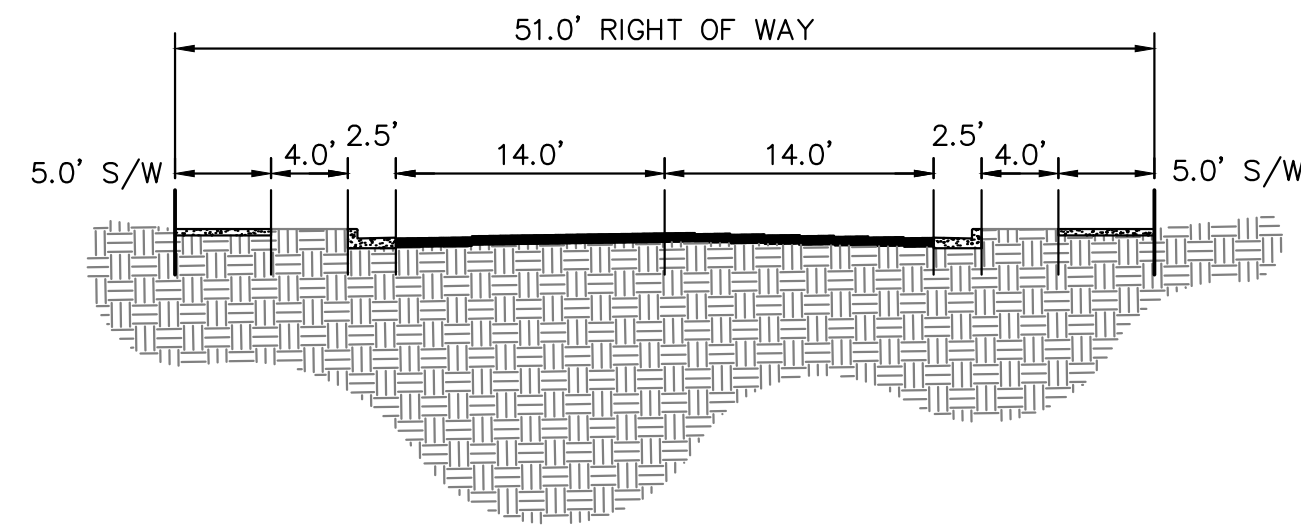
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4682 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 5
SEPTEMBER 2021		
PROJECT NO.		
196011002		
DWG. NAME		CASE NO.: TBD
PRELIMINARY PLAT.dwg of 21 sheets		

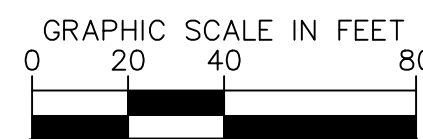
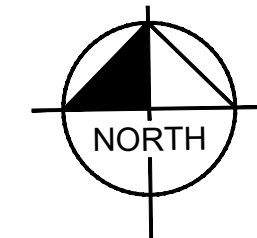
K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1 x196011002-VF x196011002-VS x196011002-BM
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

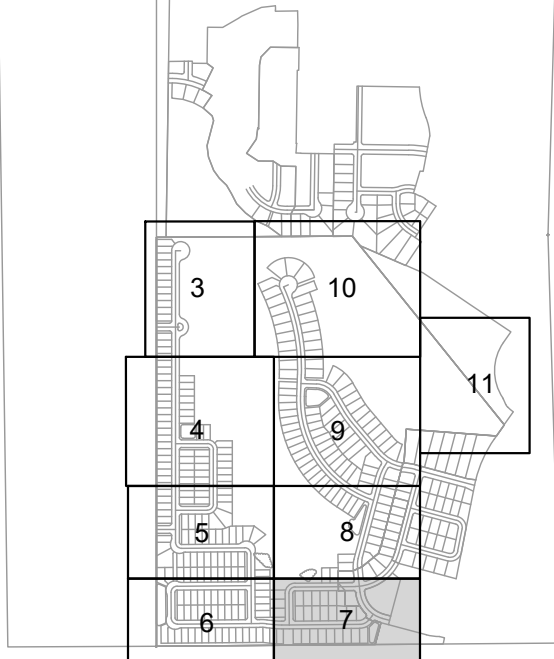
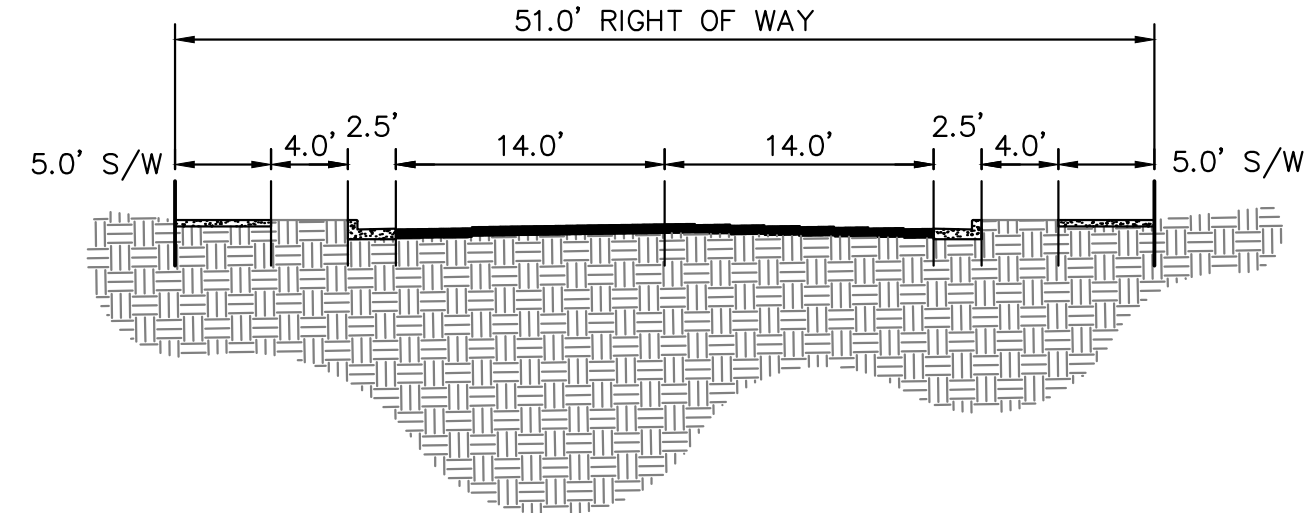
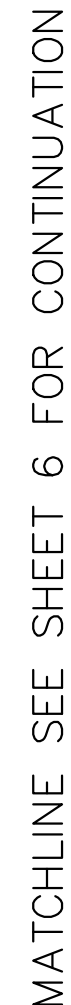
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4682 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
--------------------	-----------------	----------------

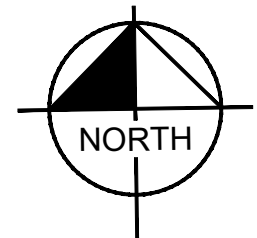
SCALE (H):	SHEET NO. 6
SCALE (V):	

DATE: SEPTEMBER 2021	of 21 sheets
PROJECT NO. 196011002	
DWG. NAME PRELIMINARY PLAT.dwg	

CASE NO.: TBD



KEY MAP
NTS



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments. The first 20-foot segment is black, the next 20-foot segment is white, the next 20-foot segment is black, and the final 20-foot segment is white.



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

OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

Kimley»»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC

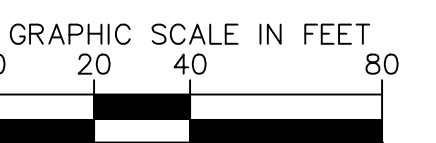
SCALE (H):
SCALE (V):

DATE: SEPTEMBER 2021	SHEET NO. —
-------------------------	----------------

PROJECT NO.	7
196011002	
DWG. NAME	

DWG. NAME
PRELIMINARY PLAT.dwg of 21 shts

CASE NO.: TBD

[illegible]

811 Know what's below.
Call before you dig

EAGLE MOUNTAIN, UTAH

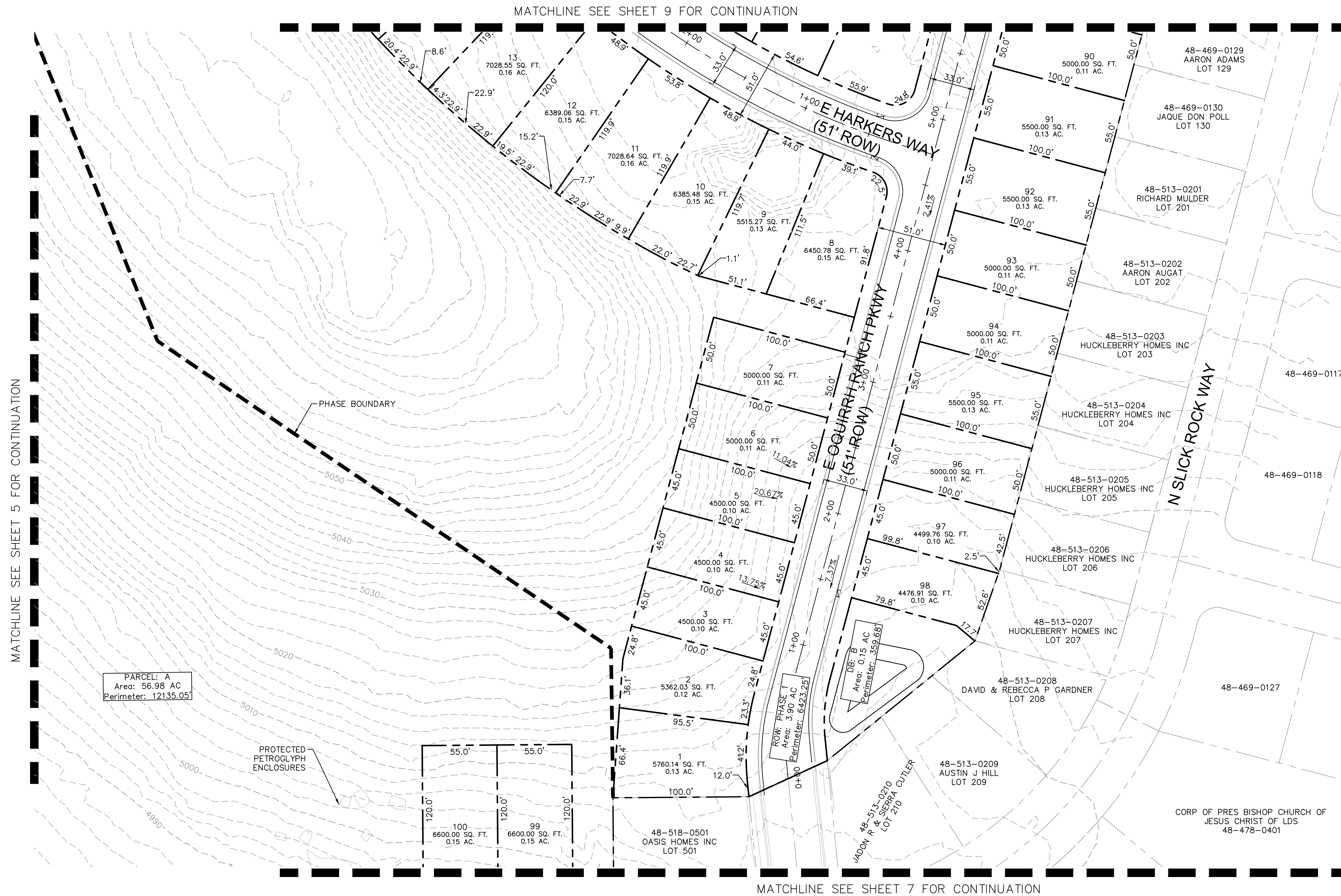
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

SCALE (H): _____
SCALE (V): _____

PROJECT NO.	8
196011002	
DWG. NAME	

nts	o.	CASE NO.: TBD
-----	----	---------------

MATCHLINE SEE SHEET 7 FOR CONTINUATION



K:\DEN_Civil\196011002_Quirrin_Mt_Ranch\CAD\Plan\Streets_Prel\Plan PRELIMINARY PLAT.dwg Sep 07, 2021 TreyCarrell
XREFS: 196011002_Quirrin_Mt_Ranch\CAD\Plan\Streets_Prel\Plan PRELIMINARY PLAT.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND MODIFIED REVISIONS OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

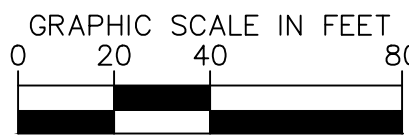
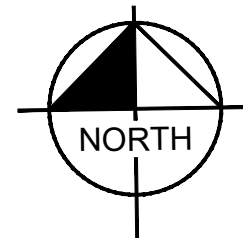
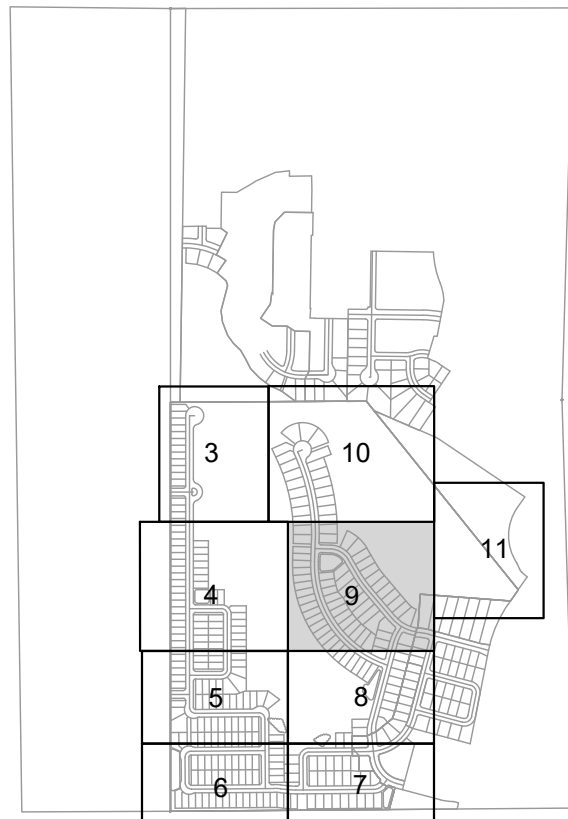
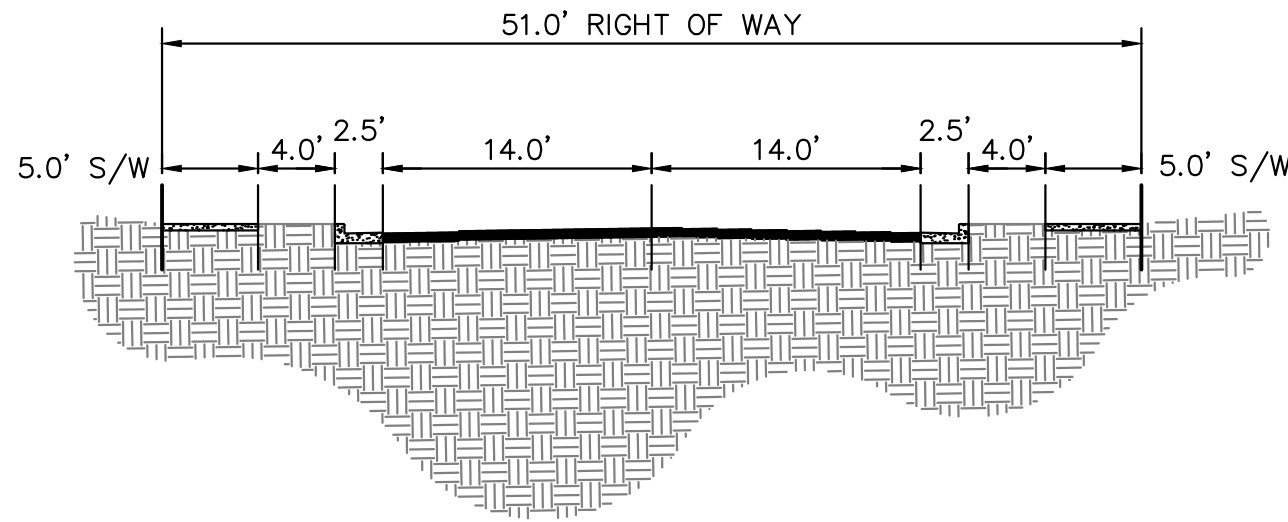
K:_DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1\196011002-VF\196011002-DEM
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 3 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW



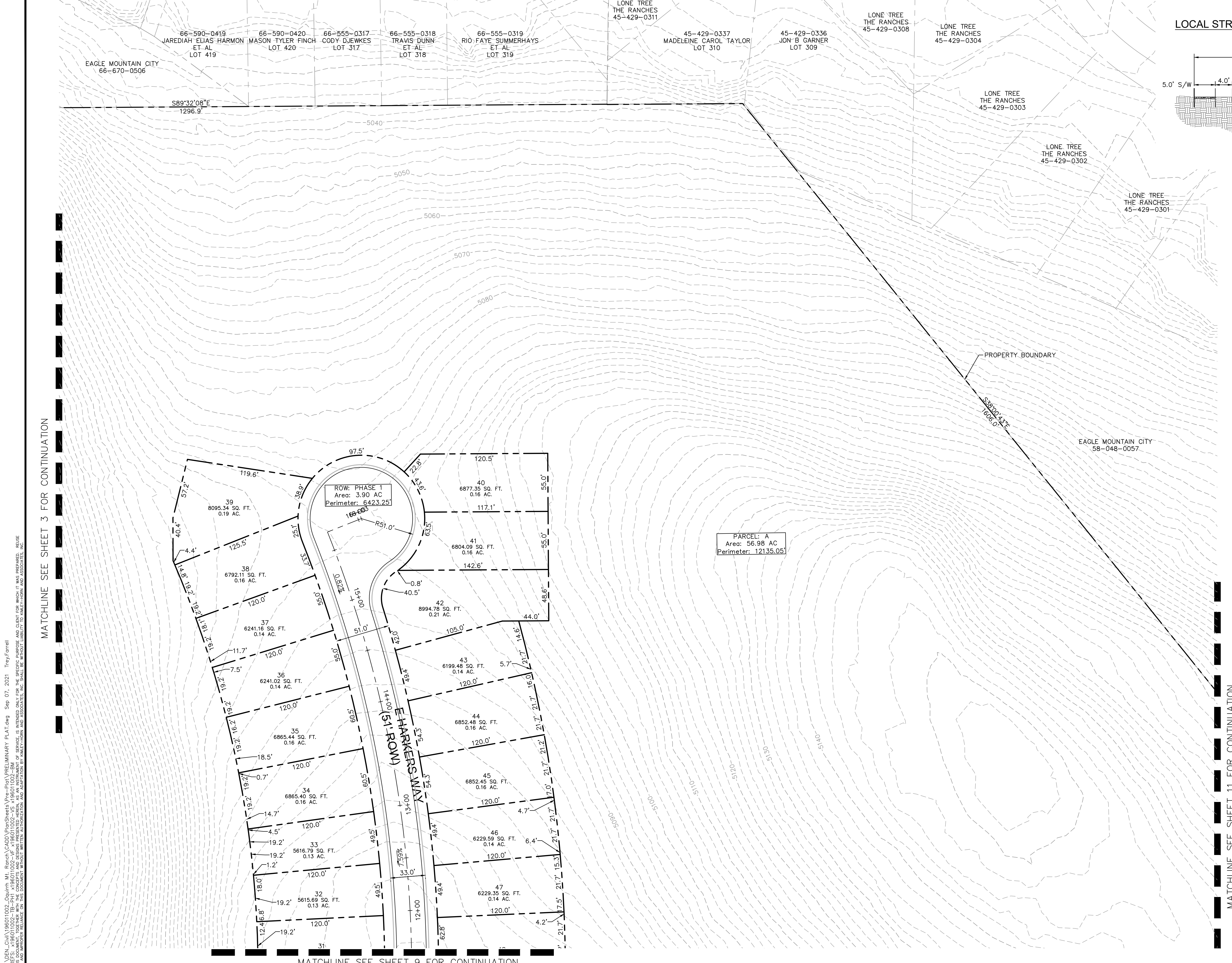
OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

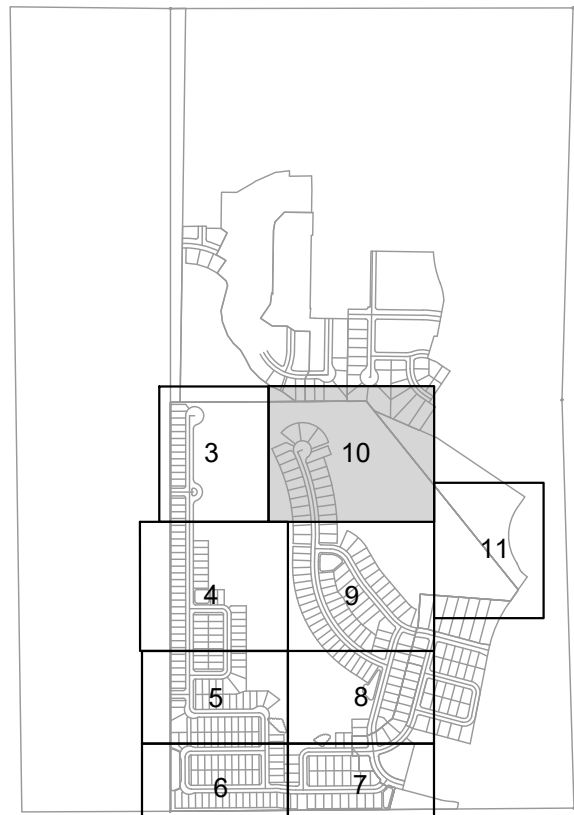
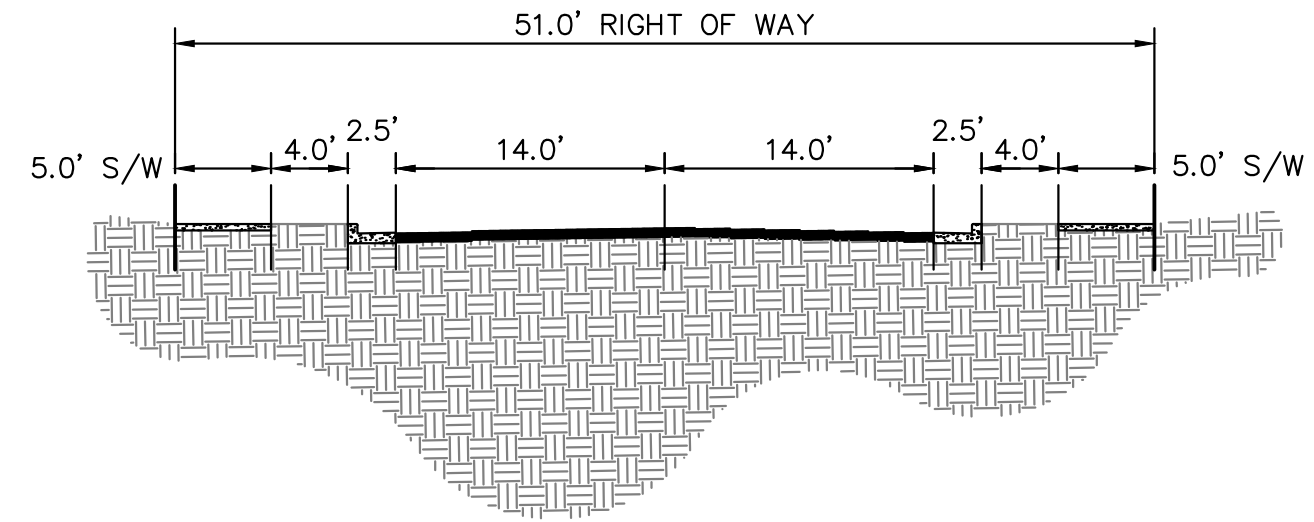
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):	SHEET NO. 9	
DATE: SEPTEMBER 2021	PROJECT NO. 196011002	
DWG. NAME PRELIMINARY PLAT.dwg		
of 21 sheets		

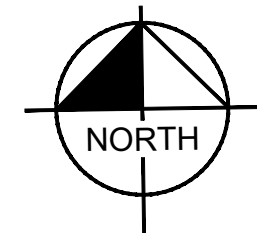
CASE NO.: TBD



LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS





Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

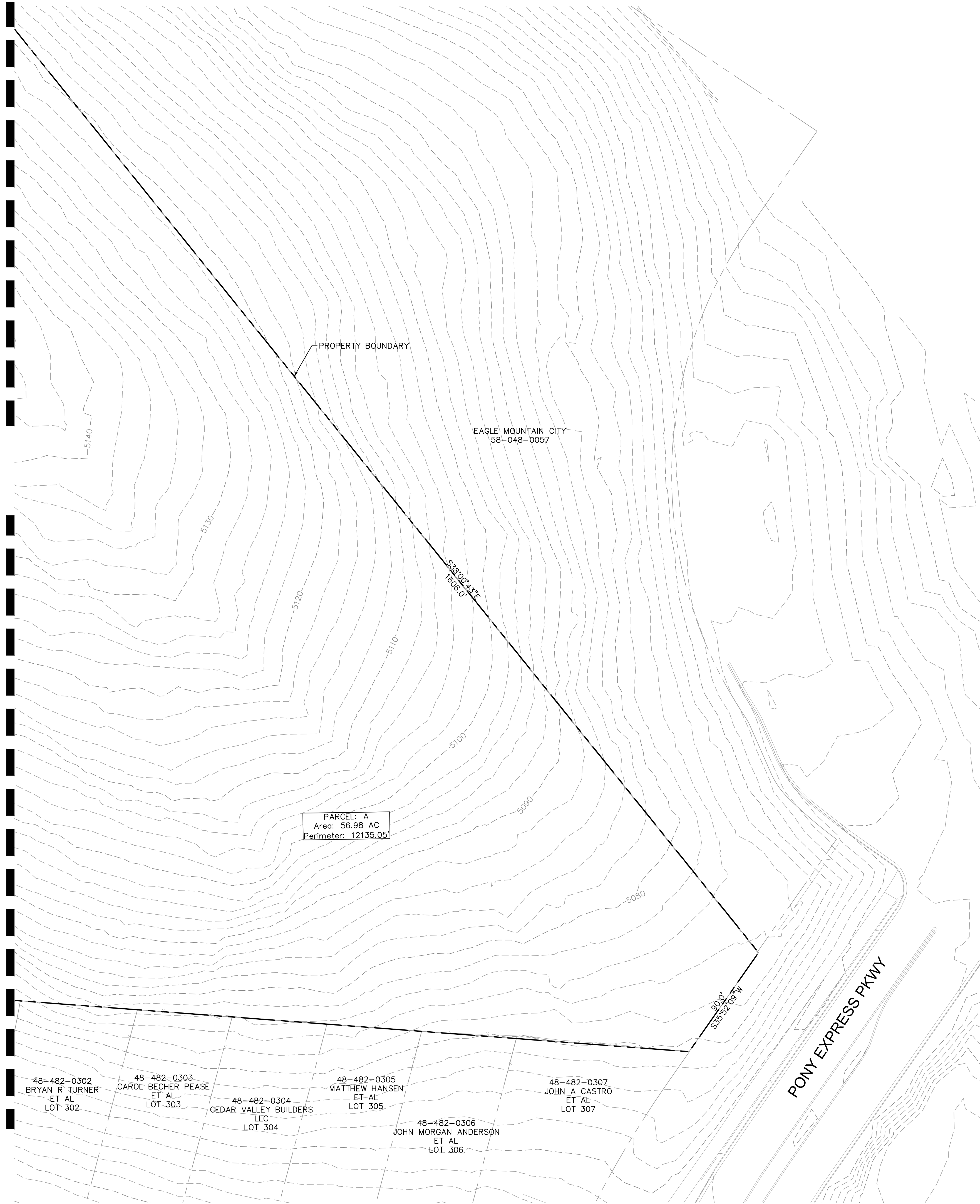
DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021		SHEET NO. 10
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg of 21 sheets		

K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1\196011002-VF\196011002-VS\196011002-VS.dwg
OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

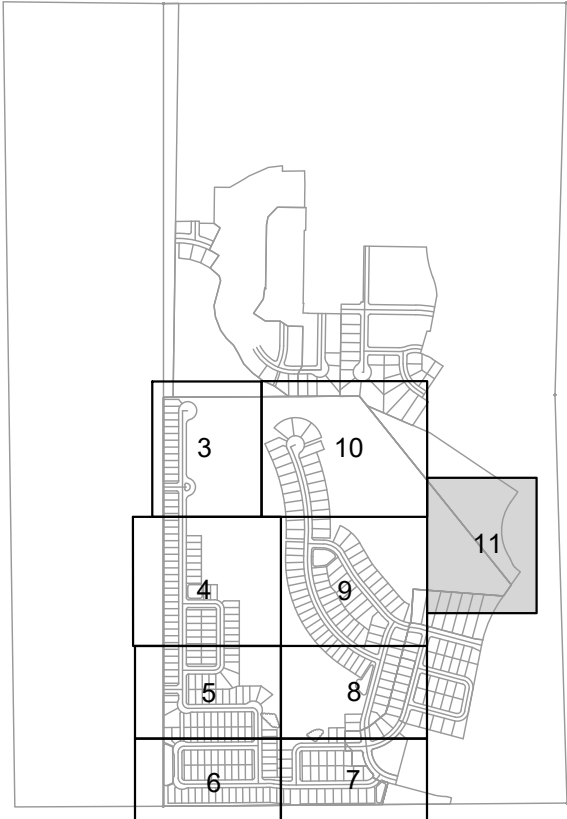
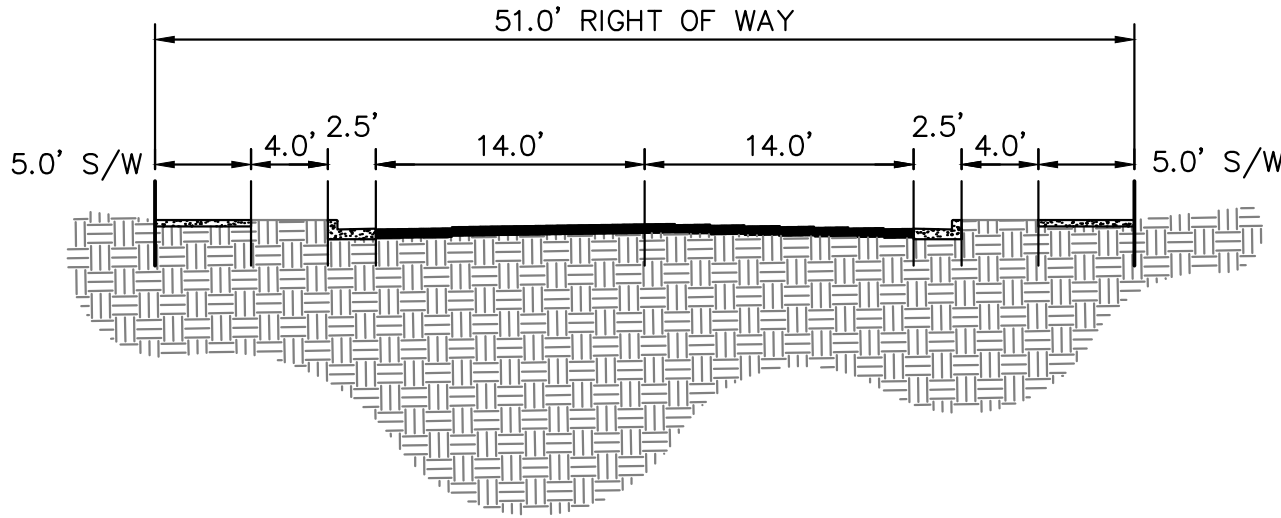
K:_DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:\196011002-TB-PH1 X196011002-VF X196011002-DEM X196011002-UB OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND UNPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE SEE SHEET 9 FOR CONTINUATION

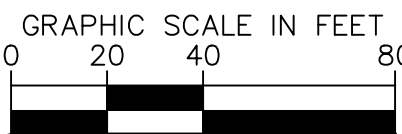
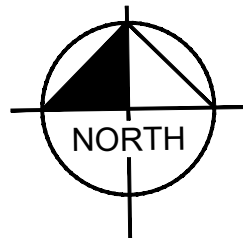
MATCHLINE SEE SHEET 10 FOR CONTINUATION



LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM
SCALE (H):
SCALE (V):

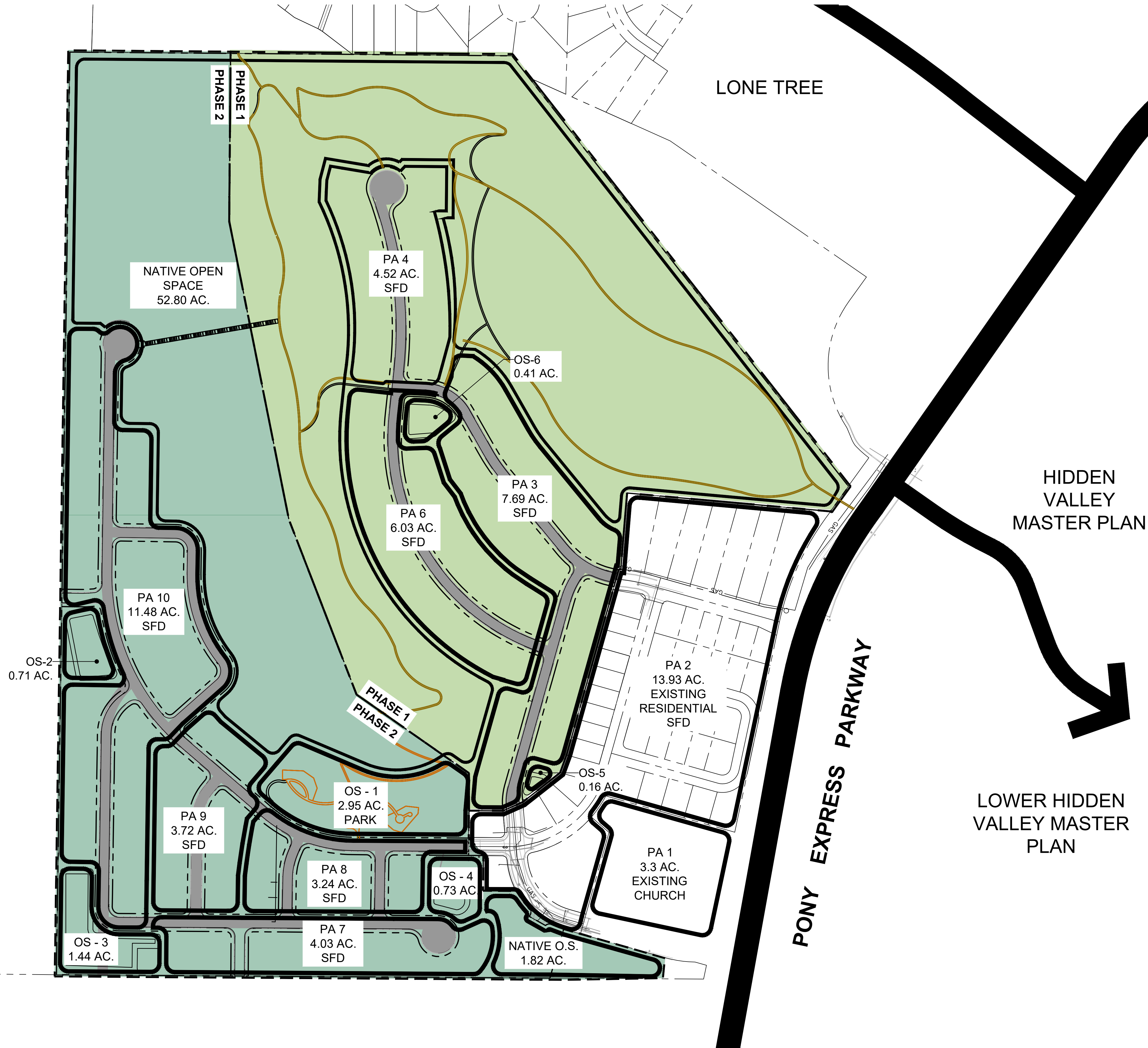
DRAWN KHTEAM
DATE:
SEPTEMBER 2021

CHECKED TLC
PROJECT NO.
196011002

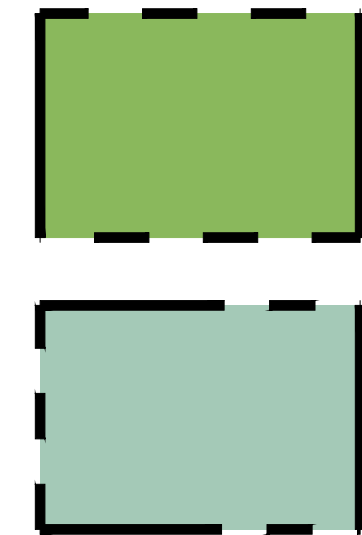
DWG. NAME
PRELIMINARY PLAT.dwg
SHEET NO.
11
of 21 sheets

CASE NO.: TBD

K:\DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PH_PRELIMINARY PLAT.dwg Sep 07, 2021 Trey Ferrell
XREFS: K:\196011002-BM_4196011002-VF_4196011002-HS-MA_4196011002-TB-PH_4196011002-HS
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND



PHASE 1

PHASE 2



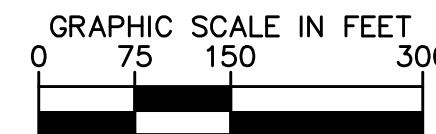
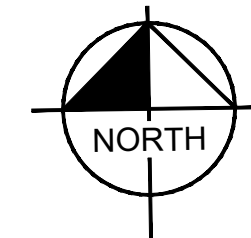
PROPOSED TRAIL PHASE 1



PROPOSED TRAIL PHASE 2



PROPOSED STAIRS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH PHASING PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 150' SCALE (V): N/A		
DATE: SEPTEMBER 2021		SHEET N 01
PROJECT NO. 196011002		
DWG. NAME PH_PRELIMINARY PLAT.dwg		

CASE NO.: TBD



CONNECT TO EXISTING TRAIL SYSTEM

EXISTING LANDSCAPE TO REMAIN

CONTRACTOR TO SEED ALL AREAS ADJACENT TO TRAIL DISTURBED DUE TO CONSTRUCTION, TYP.

EVERGREEN TREE, TYP.

MATCHLINE SEE SHEET 4 FOR CONTINUATION

CONTRACTOR TO SEED ALL AREAS
ADJACENT TO TRAIL DISTURBED
DUE TO CONSTRUCTION, TYP.

EXISTING LANDSCAPE TO REMAIN

MATCHLINE SEE SHEET 10 FOR CONTINUATION



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

EAGLE MOUNTAIN, UTAH

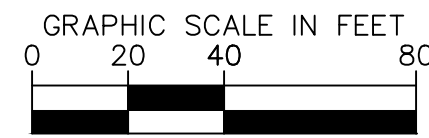
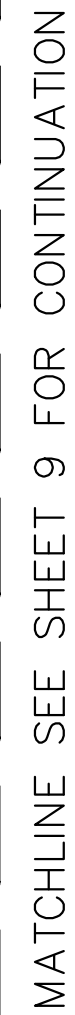
Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 40'__XREF SCALE (V): N/A		
DATE: SEPTEMBER 2021		SHEET NO. 3
PROJECT NO. 196011002		
DWG. NAME LA PRELIMINARY PLAT2.dwg		

CASE NO.: TBD

MATCHLINE, SEE SHEET 35



Know what's below.
Call before you dig

EAGLE MOUNTAIN, UTAH



4

21 sh

nts	0.	CASE NO. : TPD
-----	----	----------------

III



MATCHLINE SEE SHEET 6 FOR CONTINUATION

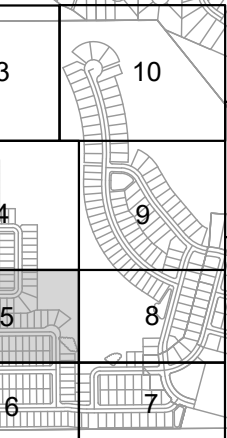


TABLE III. (Continued)

GRAPHIC SCALE IN FEET



0 20 40 80



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

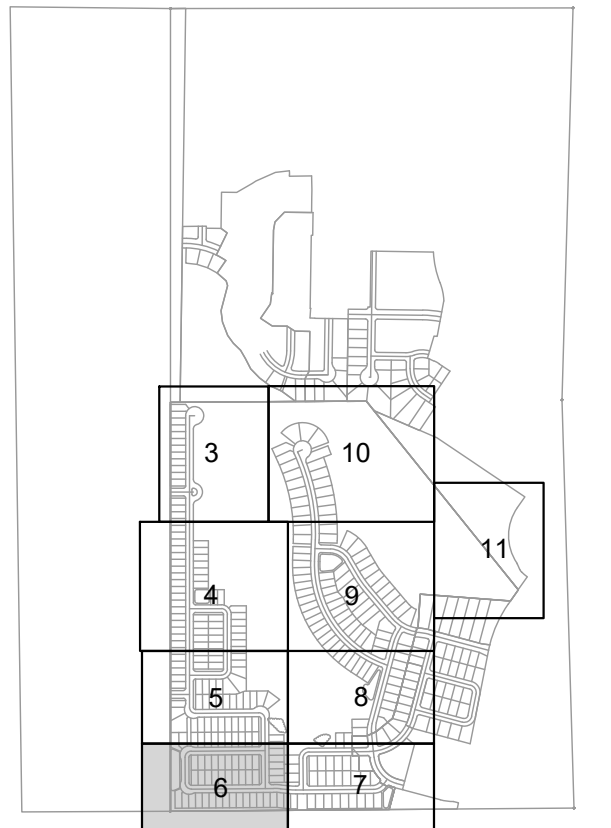
DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLO
SCALE (H):		SHEET 5
SCALE (V):		
DATE: SEPTEMBER 2021		
PROJECT NO. 196011002		
DWG. NAME		21
A PRELIMINARY PLAT2.dwg		

A PRELIMINARY PLAT? dwf 21 sh

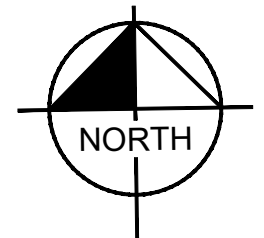
hts	10.	CASE NO. : TBD
-----	-----	----------------

[illegible]

MATCHLINE SEE SHEET 7 FOR CONTINUATION



KEY MAP
NTS



GRAPHIC SCALE IN FEET



A horizontal scale bar with vertical tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments, with each segment representing 10 feet.



Now what's **below**.
Call before you dig.

OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH



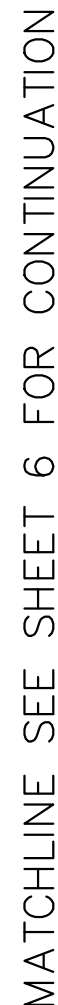
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021	SHEET NO.	
PROJECT NO. 196011002	6	
DWG. NAME A_PRELIMINARY PLAT2.dwg	21 of 21 sheets	

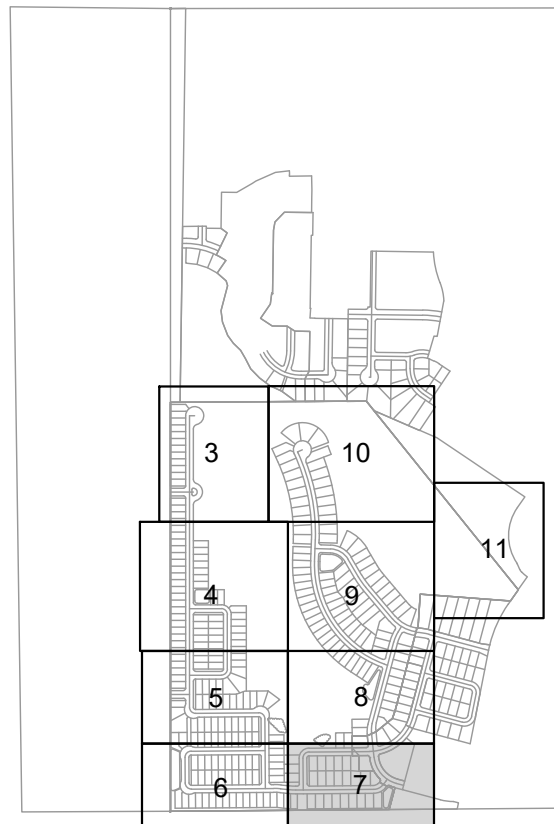
CASE NO.: TBD

[illegible]

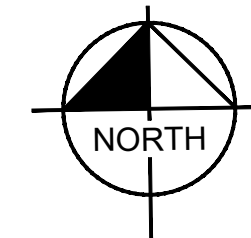
ell



MATCHLINE SEE SHEET 8 FOR CONTINUATION



KEY MAP
NTS



GRAPHIC SCALE IN FEET



Know what's below.
Call before you dig

EAGLE MOUNTAIN, UTAH

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021		SHEET NO. 7
PROJECT NO. 196011002		
DWG. NAME A_PRELIMINARY PLAT2.dwg		
		21 sh

LA_PRELIMINARY PLAT2.dwg of 21 sheets

CASE NO. : TBD

cell

MATCHLINE SEE SHEET 7 FOR CONTINUATION

MATCHLINE SEE SHEET 5 FOR CONTINUATION

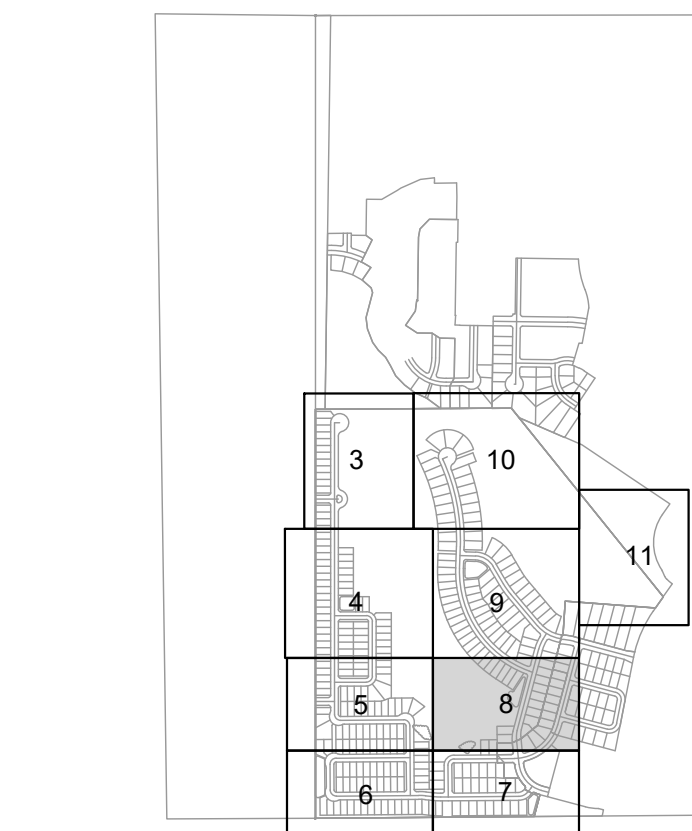
EXISTING LANDSCAPE TO REMAIN

PETROGLYPH VIEWING AREA

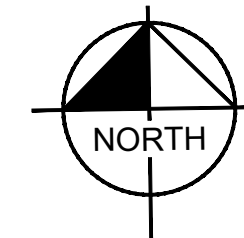
SHADE STRUCTURE
4 PICNIC TABLES

- BENCH AND TRASH RECEPTACLE

- BENCH AND TRASH RECEPTACLE



KEY MAP
NTS



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments. The first 20-foot segment is black, the next 20-foot segment is white, the next 20-foot segment is black, and the final 20-foot segment is white.

Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

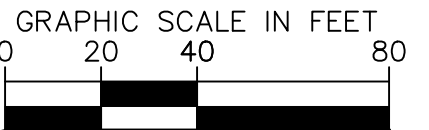
DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021		SHEET N 8
PROJECT NO. 196011002		
DWG. NAME		
A PRELIMINARY PLAT2.dwg		21 st

CASE NO.: TBD

MATCHLINE SEE SHEET 8 FOR CONTINUATION

CONTRACTOR TO SEED ALL
AREAS DISTURBED DUE TO
CONSTRUCTION, TYP.

MATCHLINE SEE SHEET 11 FOR CONTINUATION



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

EAGLE MOUNTAIN, UTAH



DESIGNED KHTeam	DRAWN KHTeam	CHECKED TLC
SCALE (H):		
SCALE (V):		
DATE: SEPTEMBER 2021		SHEET NO. 9
PROJECT NO. 196011002		
DWG. NAME		
A. PRELIMINARY PLAT2.dwg		
		21 sheets

CASE NO.: TBD

[illegible]

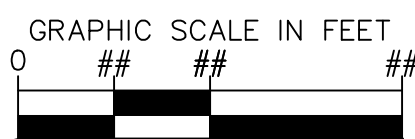
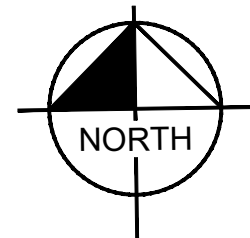
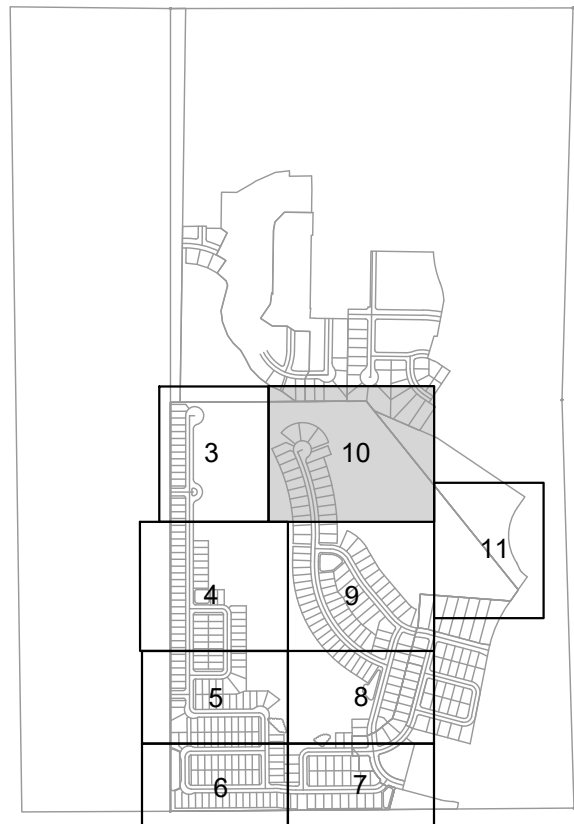
K:\VEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\LA_PRELIMINARY PLAT2.dwg Sep 07, 2021 TreyForrell
XREFS: o196011002-FG-PH1 o196011002-FG-PH2 x196011002-BW x196011002-HS x196011002-LA x196011002-Lots x196011002-TB-PH1 x196011002-UT x196011002-VF x196011002-VS xSSM-Border-196011002 o196011002-EG
OF AND W/POSSIBLE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCHLINE SEE SHEET 3 FOR CONTINUATION



MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
--------------------	-----------------	----------------

SCALE (H): SCALE (V):	SHEET NO.
--------------------------	-----------

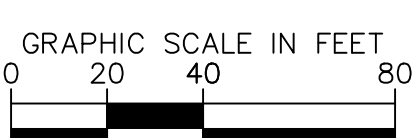
DATE: SEPTEMBER 2021	10
PROJECT NO. 196011002	

DWG. NAME LA_PRELIMINARY PLAT2.dwg	21 shts
---------------------------------------	---------

CASE NO.: TBD

MATCHLINE SEE SHEET 10 FOR CONTINUATION

CONTRACTOR TO SEED ALL AREAS DISTURBED DUE TO CONSTRUCTION, TYP.



EAGLE MOUNTAIN, UTAH

CASE NO.: TBD

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE THE PROTECTION OF ALL EXISTING TREES AND SHRUBS, THE DRIP-LINE AND SPRING LINES, GASOLINE, OR OTHER DELICATE MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS. AN ADDITIONAL THIRTY (30) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED UNLESSATED DAMAGES, CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE SECOND MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

<u>MATERIAL</u>	<u>SAMPLE SIZE</u>
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, AND WITH HEALTHY, ROOT-BALL DEVELOPMENT, FREE OF DISEASE, INJURY, OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF THE CONTRACTOR TO REQUEST PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTIQUCATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CULTIVAR WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDING NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL, AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 - a. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL, AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - b. TOPSOIL TO BE USED IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SOIL SHALL BE FREE OF ANY FOREIGN MATTER, INCLUDING COMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 30 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - c. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONSULT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUIV. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (&&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OR SOIL OF SUFFICIENT SIZE TO ACCOMMODATE THE FUTURE FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINE GRADING, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS, WATER, AND FIBER OPTICS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATERWORKS SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOSS PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SLOPE AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DEPTH OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL, AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL. THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT: AFTER SETTING, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK-FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER AFTER TAMING.
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ECTOMYCORRHIZAL SOIL SHALL BE APPLIED WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TEN(20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI-A300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SORT AND OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL MULCH MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYPING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYPING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PROPERTY OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT WEED CONTROL AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SODDING MACHINE TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
 - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOIL SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - c. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
 - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.
 - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
7. EDGING
 - a. CONTRACTOR SHALL INSTALL 4"x4" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
8. CLEANUP
 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL EXCESS EQUIPMENT, MATERIALS, AND DEBRIS FROM THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT M

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRAN

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE REQUIREMENTS PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.



OQUIRRH MOUNTAIN RANCH LANDSCAPE NOTES

EAGLE MOUNTAIN, UTAH

Kimley»»Horn

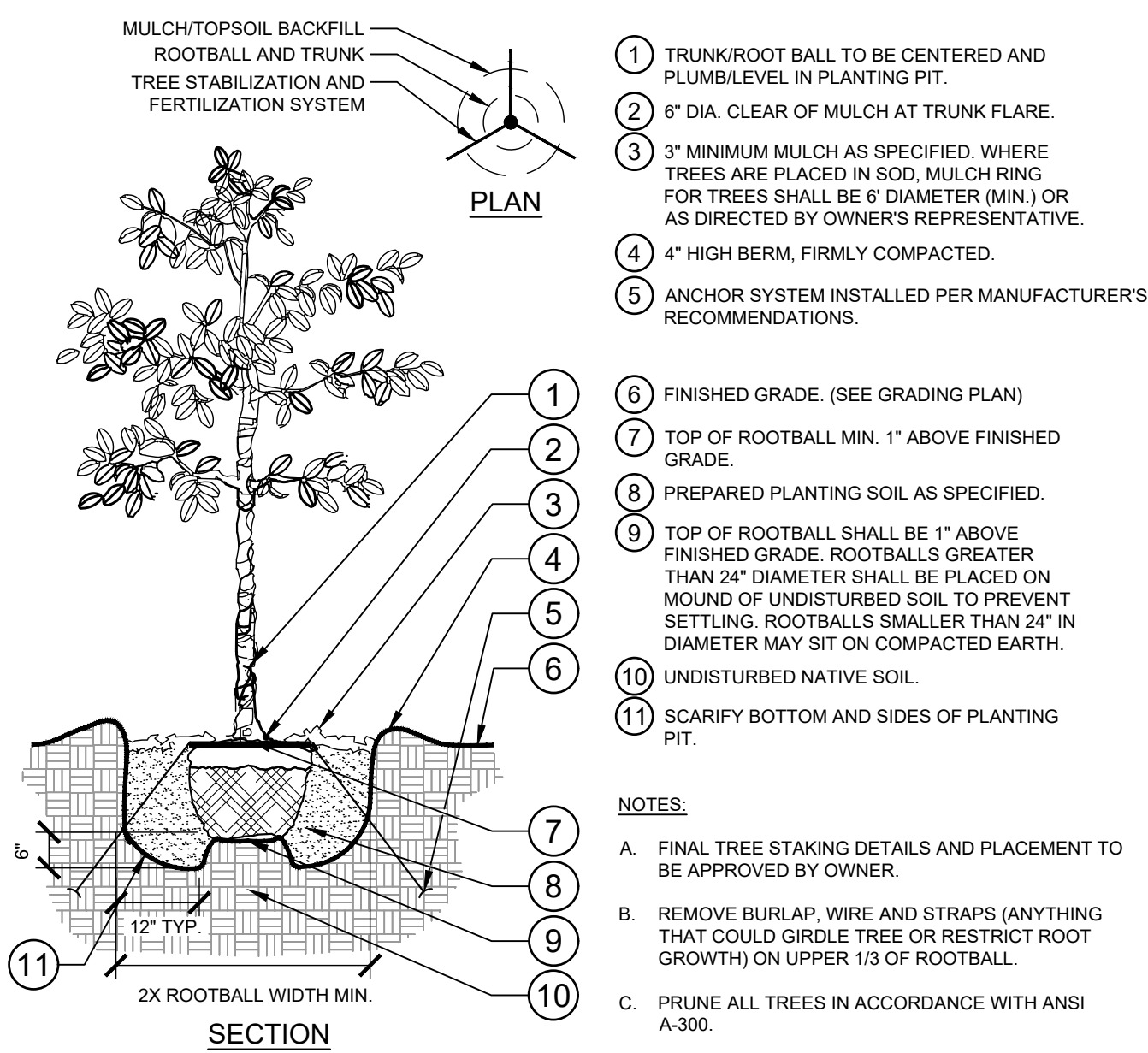
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC
SCALE (H):		SHEET NO.
SCALE (V):		
DATE:		
SEPTEMBER 2021		
PROJECT NO.		12
196011002		
DWG. NAME		
LA PRELIMINARY PLAT2.dwg		21

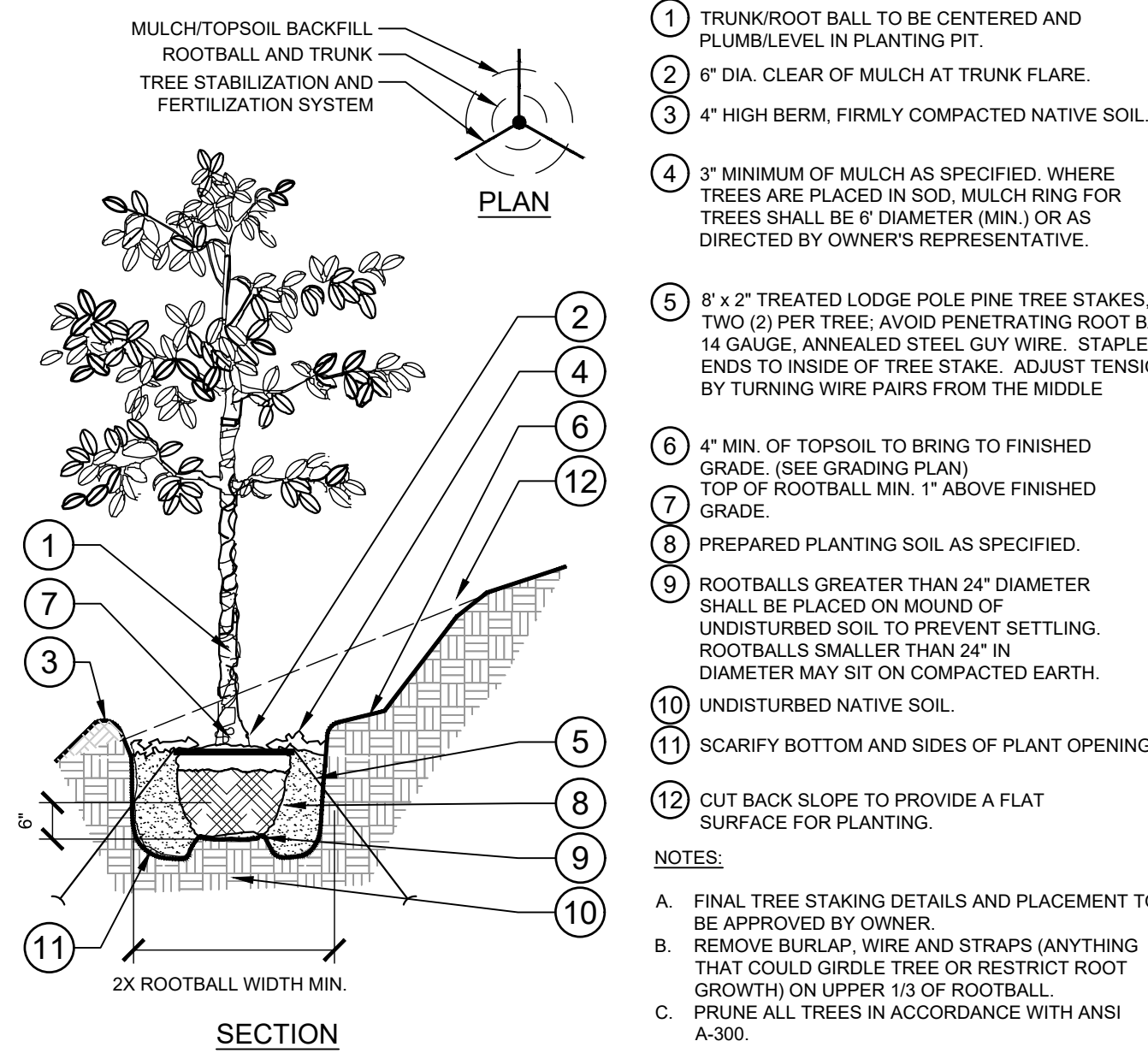
CASE NO.: TBD

[illegible]

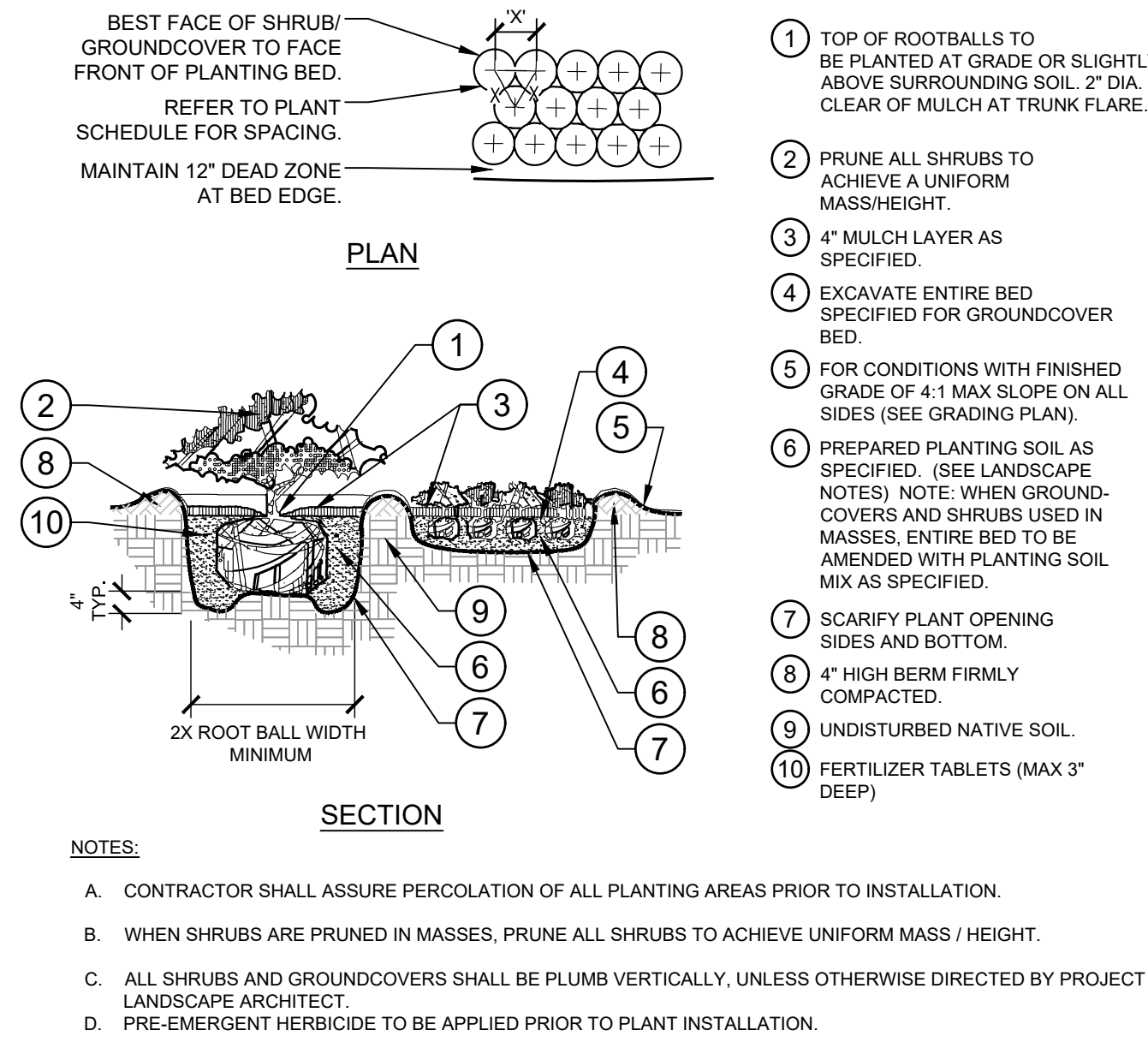
K:_VEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plant\LA_PRELIMINARY PLAT2.dwg Sep. 07, 2021 TreyForrell
XREFS: 0196011002=FG-PH2 0196011002=HS-ML 0196011002=LA 0196011002=LS 0196011002=PL 0196011002=PS 0196011002=SB 0196011002=TB-PH 0196011002=VS 0196011002=VSM 0196011002=VSM-Border 0196011002=VSM-Border-EG
OF AND WRITTEN RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



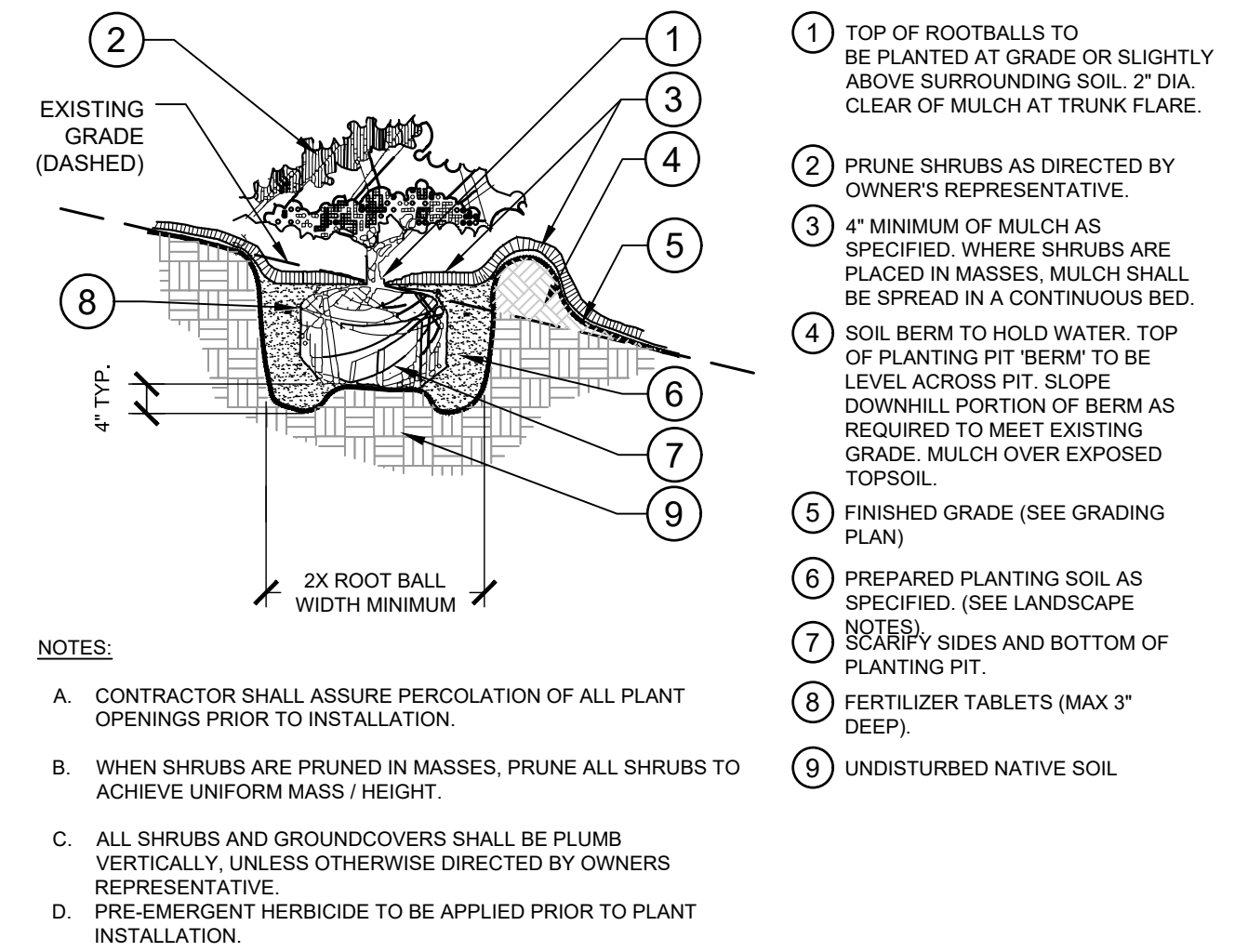
1 TREE PLANTING
SECTION / PLAN
NTS



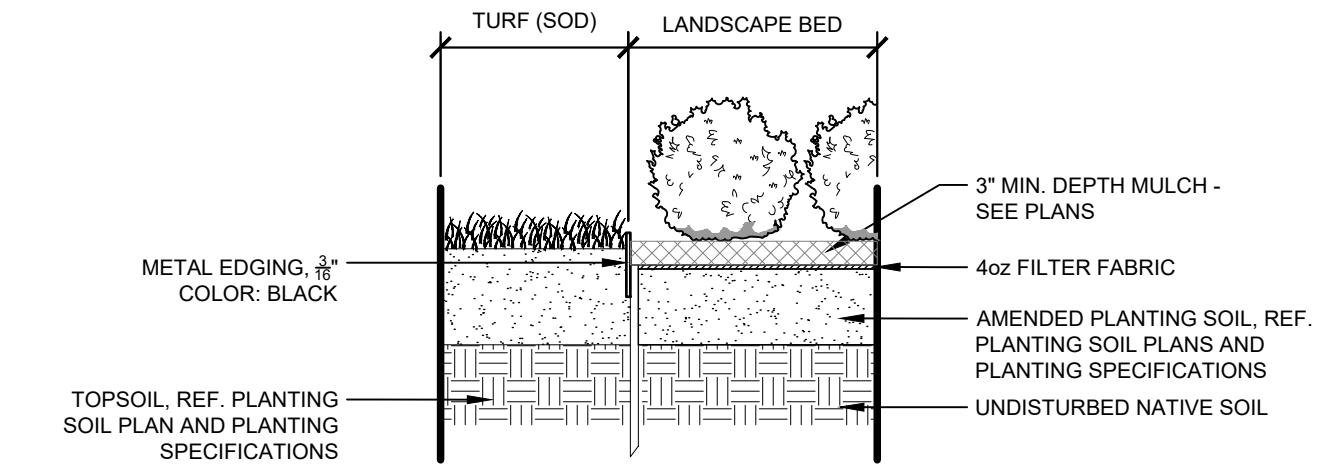
2 TREE PLANTING ON A SLOPE
SECTION / PLAN
NTS



3 SHRUB/GROUND COVER PLANTING
SECTION / PLAN
NTS



4 SHRUB/GROUND COVER PLANTING ON A SLOPE
SECTION
NTS



5 METAL EDGER AT PLANTING BED
1" = 1'
196-011-002-21

CONCEPT PLANT SCHEDULE

	CANOPY TREE	120
	ORNAMENTAL TREE	77
	EVERGREEN TREE	43
	NATIVE SEED	90,251 SF
	SOD	19,414 SF

PARKS & IMPROVED OPEN SPACE ELEMENTS/AMENITIES CALCULATION CHART

Parks & Open Space Worksheet				
Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.				
Required Improved Open Space				
Residential Lots/Units 206 + 54 = 260		Required Open Space (Square Feet) 260,000		Required Open Space (Acres) 5.97 Acres
	X 1,000 =		/ 43,560 =	
Park Fee-In-Lieu (if applicable)			Required Amenity Points	
Required Open Space (Square Feet) 0.00		Fee-in-Lieu (w/o appraised value of open space) \$0.00	Required Open Space (Acres) 5.97	Required Amenity Points 597
	X \$3.75***		X 100	
Parks & Improved Open Space Elements/Amenities				
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points	
Bench/Picnic Table (w/ shade structure or trees)	2	15	30	
Bicycle Rack (4+ bikes)	2	6	12	
Trees (5) (a majority must be shade trees)	2	43	86	
Shade Structure	4		0	
Drinking Fountain	5		0	
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0	
Parking** (5 Stalls)	6	10	12	
Swings (4+ Swings)	7		0	
Concrete Basketball Court (1/2 Court)	20		0	
Pavilion w/tables, garbage receptacles, barbeques (per 100 SF)	4	400	16	
Playground Equipment* Per \$1,000	2		0	
Splash Pad* Per \$1,000	2		0	
Pickleball court (per court)	40		0	
Tennis court (6,600 sq ft or 55' x 120')	100		0	
Sports court (6,600 sq ft or 55'x120')	100		0	
Restroom (600+ sq ft)	100		0	
Restroom (1,200+ sq ft)	200		0	
Public Art	Varies		0	
Other: Petroglyph viewing area	Varies	3	930	
Other: Incline	Varies	114	67	
Other: Hiking Trail	Varies	1	122	
Other: Wildlife Corridor	Varies	1	945	
Total			2,220	
* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.				
** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.				
*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.				



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH LANDSCAPE DETAILS

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM DRAWN KHTEAM CHECKED TLC

SCALE (H):
SCALE (V):

DATE:
SEPTEMBER 2021

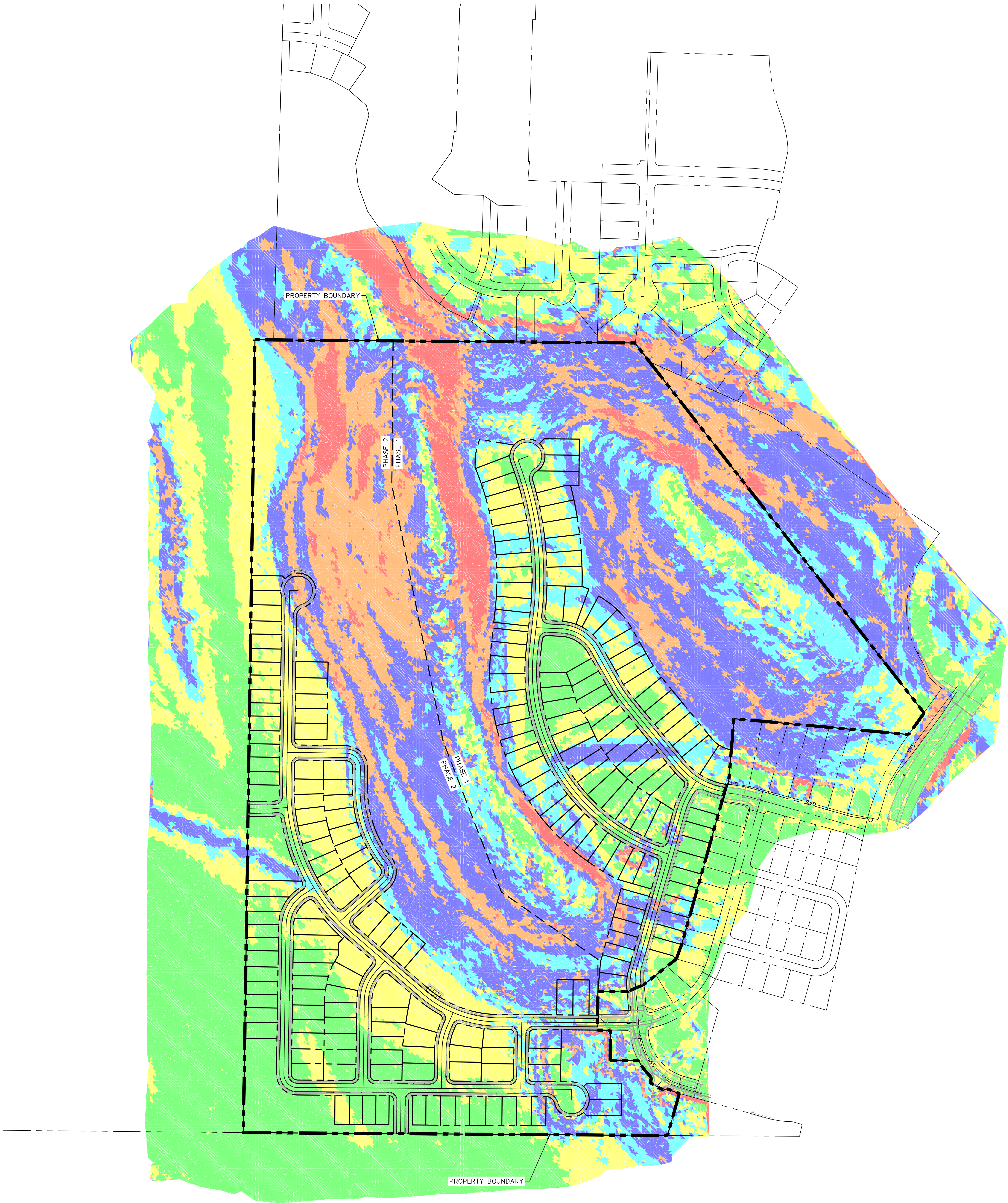
PROJECT NO.
196011002

DWG. NAME
LA_PRELIMINARY PLAT2.dwg

SHEET NO.
13

21 shts

CASE NO.: TBD

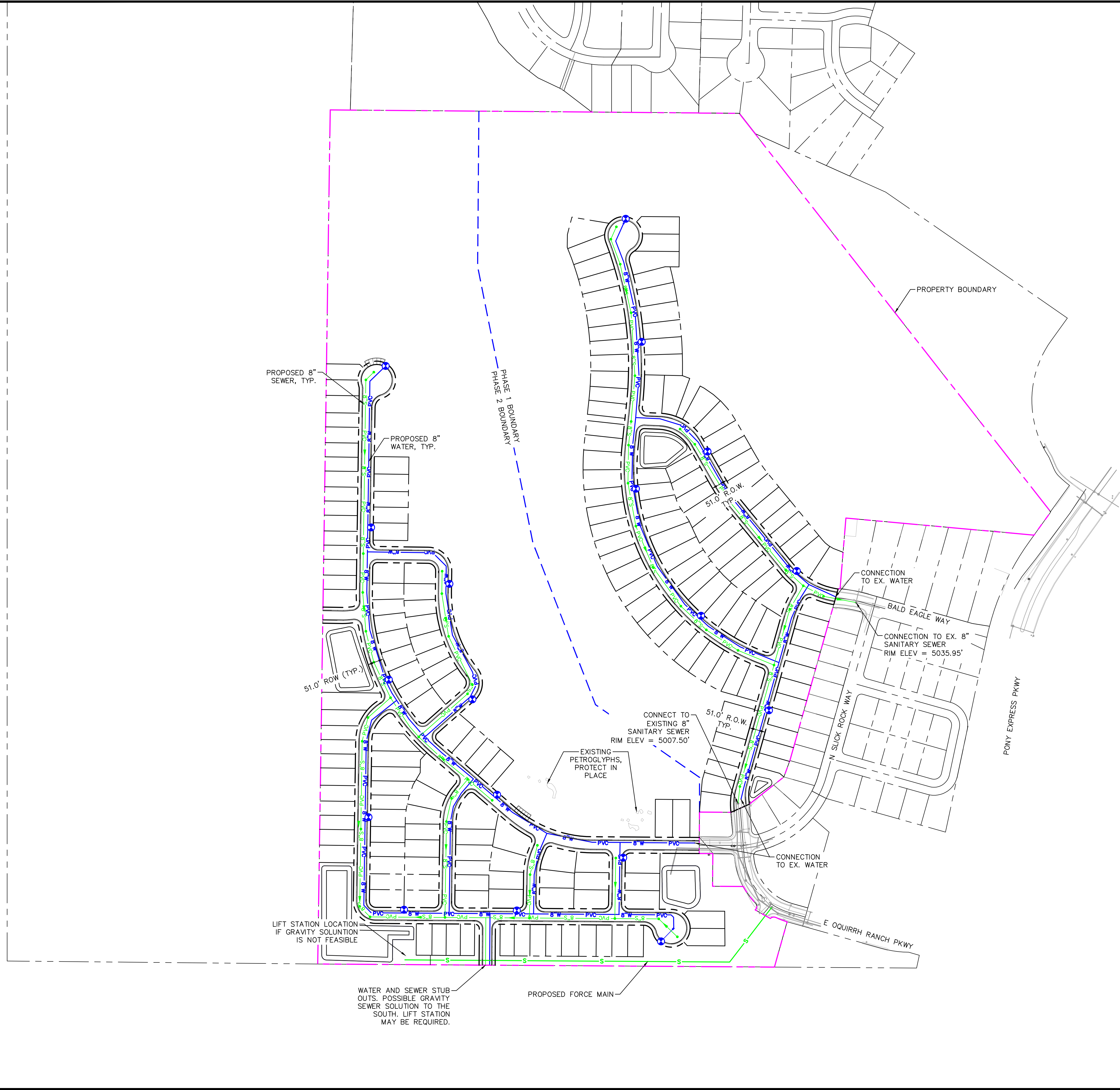


LEGEND	
	PROPERTY BOUNDARY
	PHASE LINE
	0%–5%
	5%–10%
	10%–15%
	15%–25%
	25%–35%
	35%+

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
TOTAL NET AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.02	
OPEN SPACE	± 62.39 ac.	61%
UNIT TYPE	UNIT COUNT	MIX
45' x 100'	62	30%
50' x 100'	79	38%
55' x 100'	65	32%
TOTAL	206	100%

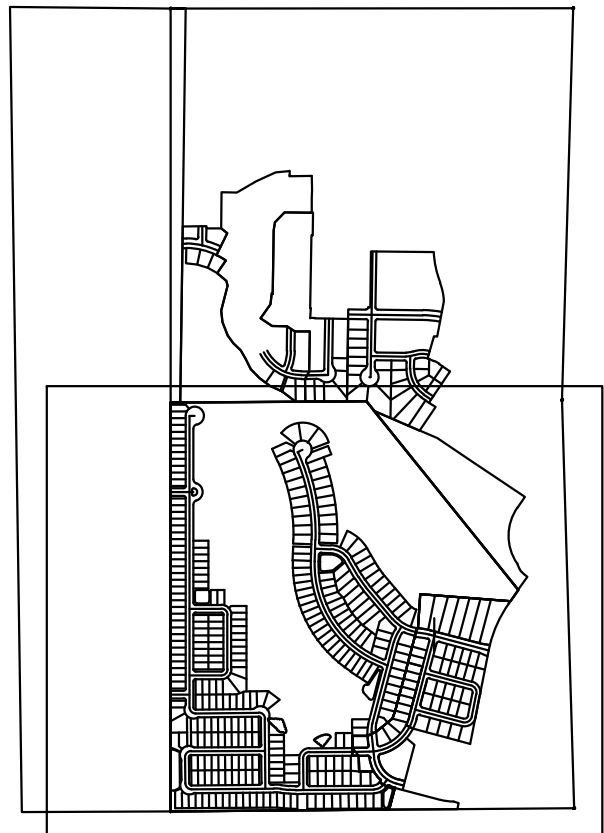


K:_DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plot\UT_PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
XREFS: K:_DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plot\UT_PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

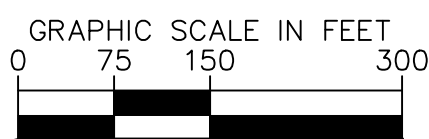
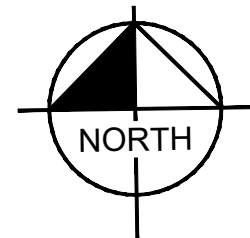


LEGEND

- PROPOSED FIRE HYDRANT
- 8"W PVC PROPOSED WATER MAIN
- EXISTING WATER MAIN
- 8"S PVC PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPERTY BOUNDARY
- PHASE BOUNDARY
- S PROPOSED SANITARY SEWER FORCE MAIN



KEY MAP
NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
CONCEPTUAL UTILITY LAYOUT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
--------------------	-----------------	----------------

SCALE (H): 1" = 150'
SCALE (V): N/A

DATE:
SEPTEMBER 2021

PROJECT NO.
196011002

DWG. NAME
UT_PRELIMINARY PLAT.dwg

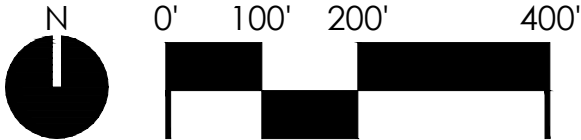
SHEET NO.
01

01 shts

CASE NO.: TBD

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 120.40 ac.	
DENSITY (du./ac.)	1.71	
UNIT TYPE	UNIT COUNT	MIX
45' x 100'	58	28%
50' x 100'	80	39%
55' x 100'	68	33%
TOTAL	206	100%

NOTE: THIS YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING, AND CITY APPROVALS. ACREAGE IS ESTIMATED.



OQUIRRH MOUNTAIN

EAGLE MOUNTAIN, UTAH

CONCEPTUAL YIELD STUDY - SFD OPTION

08.30.2021 | SCALE: 1"=200'



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 14, 2021

TITLE: PUBLIC HEARING - Development Code Amendments - Title 17 Zoning

ITEM TYPE: Development Code Amendment

APPLICANT: Staff

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

Staff has been working to clear up inconsistencies and make improvements to Title 17 of the Eagle Mountain Municipal Code. The proposed amendments include changes to EMMC Chapters 17.70 Accessory Apartments, 17.25.030 Land Use Table, and 17.80 Sign Regulations and Sign Permits.

ITEMS FOR CONSIDERATION:

SIGNS (FLAGS)

This code was reviewed at the July 27, 2020 Planning Commission meeting. Changes to this code, based on the previous meeting's discussion include: restrictions specific to multi-family developments, allowing flagpoles up to eighty feet with the option to apply for a conditional use permit to be approved for a taller flag pole, and clarifying that the national flag shall be the primary flag.

ACCESSORY DWELLING UNITS

The Eagle Mountain General Plan promotes the use of accessory dwelling units (ADUs) as an affordable housing strategy. This strategy not only helps families and residents looking for an affordable housing option, but also helps the homeowners be able to afford their mortgage. In an effort to promote the use of ADUs in the city, we are proposing the following changes to *Chapter 17.70 Accessory Apartments* and *17.25.030 Land Use Table*:

- Changing the name of the chapter (and throughout) from Accessory Apartments to Accessory Dwelling Units, to be consistent with Utah Code
- Clarifying standards and adding standards related to detached accessory dwelling units, including allowing them on 8,000 square-foot lots in the residential zones (previously only shown

as allowed in FR and RD2 zones) as previously intended

- Making changes to be consistent with Utah Code in relation to internal ADUs
- Prohibits short-term rentals in ADUs
- Adds standards for tiny homes to be used as ADUs (minimum size, foundation, connection to utilities, etc.)

REQUIRED FINDINGS:

Development code amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the proposed code amendments to Title 17 Zoning including sign regulations and accessory apartments.

ATTACHMENTS:

[Sign Regulations \(Flags\)](#)

[Draft ADU Code](#)

[Draft Use Table - ADUs](#)

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC 17.80.070(F)(5)(c) in relation to maximum nighttime brightness and illumination. [Ord. O-14-2020 § 2 (Exh. A); Ord. O-03-2020 § 2 (Exh. A); Ord. O-17-2019 § 2 (Exh. A); Ord. O-05-2019 § 2 (Exh.

Q. Flagpoles. Any flagpole must comply with the following standards:

1. In residential zones:

- a. A stand-alone flagpole not to exceed thirty-five feet (35') in height may be installed for every single-family detached residential unit.

2. In non-residential zones:

- a. Non-residential developments may install flagpoles eighty feet (80') in height.
- b. A conditional use permit shall be submitted if a flagpole will exceed eighty feet (80') in height.

3. Size. The size of the flag material, when measured diagonally, shall not exceed one-third (1/3) of the height of the flagpole.

- a. If designed to accommodate such, flagpoles may hold more than one flag so long as the combined size of all flags, when measured diagonally, do not exceed one-half (1/2) of the height of the flagpole.
- b. National flags shall be the primary flag with city, state, and corporate flags as secondary to the national flag.

4. Location. All flagpoles shall be located outside of any public right-of-way and in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

Chapter 17.70

ACCESSORY DWELLING UNITS

Sections:

17.70.010 Definition.

17.70.020 Purpose and intent.

17.70.030 Accessory dwelling unit standards.

17.70.040 Accessory dwelling unit permit.

17.70.050 Noncompliance.

17.70.010 Definition.

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

17.70.020 Purpose and Intent.

This chapter provides a process to allow affordable housing within the city through accessory dwelling units within single-family detached dwellings or in separate detached structures in zoning districts specified in this title. The standards in this chapter include reasonable limitations to minimize impact on neighboring properties.

17.70.030 Accessory Dwelling Unit Standards.

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

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

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

Commented [SM1]: Check State Code to see if it allows a limit to unrelated individuals.

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

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

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

a. ADU – Basement. An accessory dwelling unit in a basement must have a separate entrance located on the side or in the rear of the building.

b. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in [EMMC 17.25.040](#). Attached ADUs must have a separate entrance located on the side or in the rear of the building.

c. ADU – Detached.

i. Maximum height. Maximum height of accessory dwelling units located above a garage is thirty-five (35) feet. Stand-alone units may not exceed the accessory structure height for the zone as found in [EMMC 17.25.040](#).

ii. Size. A detached accessory apartment must be a minimum of three hundred (300) square feet and may not be larger than 50% of the primary home's footprint (including garage), up to a maximum of 1,000 square feet. Detached accessory dwelling units may not have more than two (2) bedrooms.

iii. Setbacks. Detached accessory apartments must meet a minimum side setback of five (5) feet, a minimum rear setback of eight (8) feet, and be located at least six (6) feet from the primary dwelling.

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

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

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

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

9. Short-Term Rental Prohibited. Accessory dwelling units may not be rented for a period of less than thirty (30) consecutive days.

10. Tiny Homes. A tiny home is permitted as a detached accessory apartment if it is at least three hundred (300) square feet, permanently connected to utilities, attached to a site built permanent foundation which complies with building code, and complies with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.

17.70.040 Accessory dwelling unit permit.

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

A. Applications. Applicants for an accessory dwelling unit shall submit a complete application and the supporting materials listed in this section to the Planning Division of the Community Development Department.

1. Notarized Letter. A notarized letter of application (sworn before a notary public) shall be provided by the owners stating that such owners will occupy the dwelling, except for bona fide temporary absences.

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

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

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

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

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

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

D. Transfer of Ownership. Upon sale of the home or transfer of ownership, accessory apartment permits shall remain valid so long as the accessory apartment is in compliance with the city's ordinances and conditions of approval.

17.70.050 Noncompliance.

Owners of the single-family dwelling where the accessory apartment use has been approved shall be responsible for their property's compliance with the city's ordinances and conditions of approval. Property owners who fail to maintain or violate the city's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the accessory dwelling unit permit revoked by the planning director, designee or planning commission. Enforcement will occur in accordance with EMMC 4.10, Administrative Code Enforcement Hearing Program.

17.25.030 Land use table.

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter [17.95](#) EMMC)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter [17.75](#) EMMC that are specific to that type of use)

Blank = Prohibited

Land Use Table
Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Home Businesses in Compliance with Ch. 17.65 EMMC	P	P	P	P	P	P	P	P	P	P	P
Dwelling (Single-Family)	P	P	P	P	P	P	P	P	P		
Dwelling (Multifamily)										P ≤ 6 units/building	P ≤ 12 units/building
Assisted Living Facility	S	S	S							S	S
Public Parks, Trails, and Recreation	P	P	P	P	P	P	P	P	P	P	P
Public and Private Utility Structures or Facilities	S	S	S	S	S	S	S	S	S	S	S
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P
Religious or Cultural Meeting Halls	S	S	S	S	S	S	S	S	S	S	S
Public/Charter School	S	S	S	S	S	S	S	S	S	S	S
Private School	S	S	S								

Land Use Table
Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Radio, Microwave, or Other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S
Detached Accessory Apartments Dwelling Unit in Compliance with Ch. 17.70 EMMC	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot		
Accessory Apartments Dwelling Unit within the Primary Residence in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P	P		
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Plant and Tree Nursery/Garden Center	S	S	S								
Chickens	P	P	P	P	P	P	P	P			
Livestock/Farm Animals (See EMMC 6.10.090)	P	P	P	P							
Riding Arena (Commercial)	C	C									
Stables (Commercial)	C	C									
Equestrian Center	C	C									
Animal Care Service	S	S	S								
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P

[Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].