



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 24, 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 ITEM - Upcoming Code Amendments

1.B CONCEPT PLAN - Beto's

A potential commercial development on approximately 1.21 acres located on the north side of Campus Drive (3709 E Campus Drive). This proposal is on lot 2 of the new lot configuration within the Eagle Mountain Business Campus Recorded Plat Amendment which was approved by City Council in April 6, 2021. The future land use designation of this parcel is "Community Commercial."

[Concept Plan](#)

[Elevations](#)

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 July 13, 2021 Planning Commission Minutes

[PC Minutes 07-13-21 - DRAFT](#)

4.B July 27, 2021 Planning Commission Minutes

[PC Minutes 07.27.21 - DRAFT](#)

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Oquirrh Mountain Ranch Phase B

A proposal to amend the Master Development Plan and Agreement, and approve a Preliminary Plat for the Oquirrh Mountain Ranch Master Development Plan

Proposal
Existing Approval and Surrounding Development.pdf
Comparisons.pdf
Open Space.pdf
Preliminary Plat

6.B Coyote Run - ITEM REMOVED AT APPLICANT REQUEST

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 20th day of August, 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
AUGUST 24, 2021

TITLE: DISCUSSION ITEM - Upcoming Code Amendments

ITEM TYPE: Discussion

APPLICANT: Staff

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 24, 2021

TITLE: CONCEPT PLAN - Beto's

ITEM TYPE: Concept Plan

APPLICANT: Nathan Long

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

This is a commercial concept plan for a potential development, which includes a Beto's restaurant, on lot 2 of 3709 E. Campus Drive. The subject property is part of The Ranches and was identified for commercial use through the master development plan and agreement. That agreement has since expired and the vested rights no longer carry. The general Plan's Future Land Use map identifies the property as "Community Commercial."

ITEMS FOR CONSIDERATION:

This commercial development is approximately 1.21 acres located on the north side of E Campus Drive and is bordered by SR-73.

The General Plan's Future Land Use Map designates this parcel as "Community Commercial."

Commercial projects are subject to 17.72 Commercial Design Standards.

REQUIRED FINDINGS:

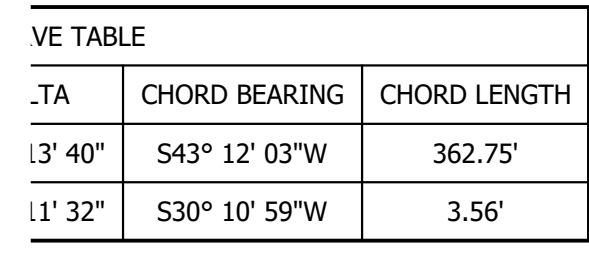
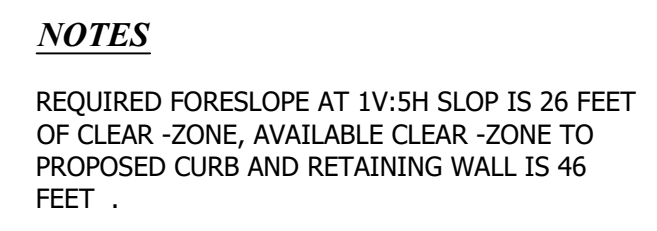
There are no required findings for concept plan applications.

RECOMMENDATION:

The Planning Commission is recommended to review the concept plan and discuss the development intentions with the applicant. Any feedback provided by the Planning Commission is non-binding and may be used by the applicant to guide them in the preparation of subsequent development applications.

ATTACHMENTS:

Concept Plan
Elevations

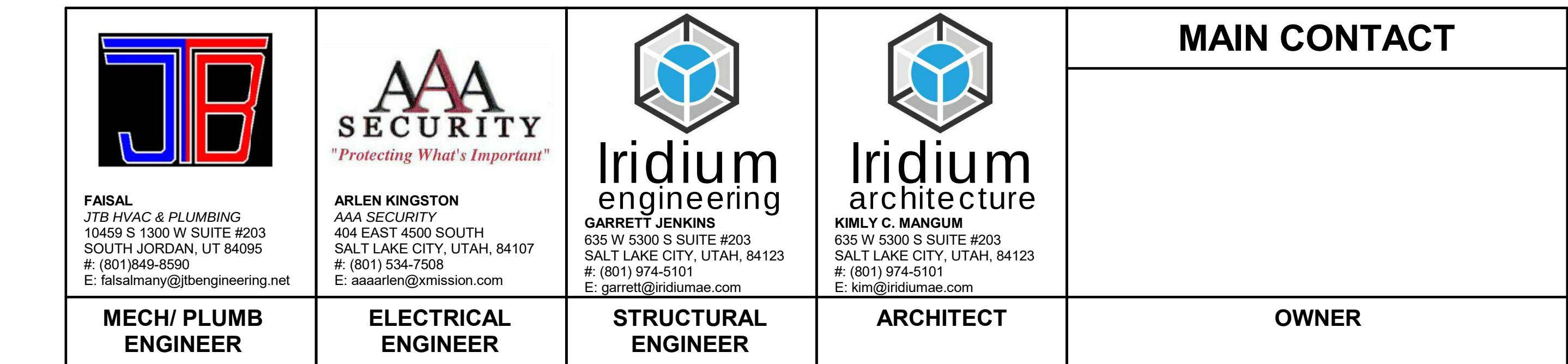


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E	07-09-21	CONCEPT FLOOR PLANS & ELEVATION	CJK	KCM	
NO.	DATE	REVISION	BY	CHK	APP

[illegible]

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Iridium AE		635 W 5300 S, Suite 201 Salt Lake City, UT 84123 PHONE: (801) 974-5101 FAX: (801) 974-5102	
DRAWN BY:	CJK	DESIGN TEAM	
CHECKED BY:	KCM	KCM, CJK	
100% DRAWING SIZE:	24X36	PLOT DATE:	7/9/2012 3:45:45 PM
ISSUE DATE:	09 JULY 2011	TEMPLATE VERSION:	v02.21
		STATUS:	CLIENT REV.



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	SEVEN BROTHERS DINER 5096 W 12500 S HERRIMAN, UTAH		
	COVER SHEET		
CLIENT PROJECT NO.	Dwg. No.	G-000	REV E



	SEVEN BROTHERS DINER 5096 W 12500 S HERRIMAN, UTAH		
	FULL BUILDING FLOOR PLAN		
CLIENT PROJECT NO.	Dwg. No. A-100	REV	E



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

July 13, 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 – Landscaping Completion

Senior Planner Tayler Jensen presented the item. Per EMMC 17.25.050(A) Yard Landscaping, the front and side yards must be improved prior to occupancy of each home in accordance with a yard landscaping plan approved in conjunction with the final plat for the development. Improvements shall include sod, irrigation, trees, and shrubs, and may include some water-wise landscaping. In cases of inclement weather, the builder or property owner may pay a \$2,000 cash escrow per lot to the City and shall complete the landscaping no later than six months after the issuance of the certificate of occupancy. On July 6, 2021, the City Council passed a waiver that units receiving a certificate of occupancy before September 15, 2021, can post a bond to delay landscaping until October 30, 2021, at the latest. Municipal Code does not differentiate between owner builders and developers or between different lot sizes.

Discussion ensued regarding the requirement in EMMC 17.60.100 to install front yard landscaping within a year of occupancy conflicting with the standards listed in EMMC 17.25.050(A). Mr. Jensen confirmed the discrepancy is an erroneous inconsistency that needs to be removed from the standards.

Commissioner Pengra explained he recently learned of the yard installation requirement prior to receiving a certificate of occupancy and requested the discussion. He disclosed the code will impact him personally as he is currently building a home in the City. He will abide by the City rules; however, he feels the rules need to be further clarified.

Discussion ensued regarding ambiguity whether the party responsible for the yard installation is the developer or the homeowner, the insufficiency of the \$2,000 escrow for the City to complete the yard installation should the yard not being completed within the indicated timeframe, and concern that once the certificate of occupancy has been issued the City has less leverage to enforce the landscaping completion.

Commissioner Pengra argued that the \$2,000 does not qualify as an escrow or performance bond because the City does not intend to complete the work if the funds are forfeited due to noncompliance. He expressed concern that the fee is not included in the consolidated fee schedule.

Commissioner Wells stated her husband, as a landscaper, feels that requiring developers to install landscaping results in a lower quality product than homeowner-installed landscaping. She advocated for allowing a mechanism for residents to install their own landscaping.

Commissioner Everett suggested increasing the amount of the escrow, potentially having different requirements based upon lot sizes, and adjusting standards in consideration of drought and climate considerations to encourage appropriate and attractive xeriscaping or water-wise landscape to be better stewards of water resources. He inquired regarding the burden to Code Enforcement and the intended City recourses and penalties to enforce compliance.

Commissioner Bergener expressed concern with the ambiguity and inconsistency in the code. He advocated for clarifying the purpose of the \$2,000 escrow. He concurred with Commissioner Everett regarding water conservation efforts.

Assistant City Administrator/Community Development Director Steve Mumford explained the front and rear landscaping requirements were added in 2005 when the Municipal Code development standards were rewritten. He noted the difficulty in enforcement. Staff approached a previous mayor and City Council regarding enforcement of the standards and were directed to not enforce the standards; nevertheless, to retain the standards to have recourse should an extreme issue merit action by the City. He noted the City is implementing an Administrative Law Judge court process and hearings will begin within the next few months that will provide more enforcement options. The escrow amount was reduced from \$4,000 to \$2,000 in order to be an incentive without being punitive. The funds are not intended to be used by the City to complete the yards but to encourage performance by the homeowner or developer. It is not included in the consolidated fee schedule because it is not intended to be a cash escrow/performance bond rather than a fee; however, if the resident is not refunded the money, it becomes a fee. EMMC 17.60.100 should be removed from the standards and larger lot owners could be given additional time or allowed to improve a smaller portion of the front yard landscaping.

Mr. Jensen explained the difficulty in enforcement and tendency to meet the bare requirements rather than the intention of the standards resulting in poor products not appropriate for the City's climate.

Commission Pengra advocated for the stipulations to be based upon lot size and said he is unlikely to be able to complete his landscaping within six months and does not see the benefit of forfeiting \$2,000. He prefers the one-year timeframe as more appropriate to allow residents to complete the

landscaping during the appropriate season. He clarified he would support requiring small lot builders to complete the front and side landscaping prior to the City issuing certificates of occupancy.

1.B. DISCUSSION ITEM – Detached Accessory Apartments

Mr. Jensen presented the item. Staff has identified several locations in Municipal Code where there are inconsistencies or references to zoning ordinances that no longer exist. Staff proposes updating Municipal Code to remove all references to residential tiers and to clarify that detached accessory dwelling units (ADUs) are permitted on all single-family lots in excess of 8,000 square feet. The maximum size of detached ADUs shall also be clarified as no more than 30% of the finished square footage of the primary dwelling unit.

Mr. Mumford explained that the 8,000 square foot minimum lot size requirement was included at the direction of Council; however, it was unclear which zones the requirement applied to and an amendment to clarify the standards is advisable.

Mr. Jensen stated that the understanding of the 30% percent of finished square footage would exclude unlivable space such as cold storage. If a basement were finished without the proper permits an inspection and permit would be required prior to the square footage being included in the total calculation.

Discussion ensued regarding the interpretation and application and appropriateness of EMMC17.70.060(B), “Floor Area. In no case shall an accessory apartment comprise more than 30% of the building’s total floor area (50 percent if located in the basement), or be greater than 800 finished square feet, whichever is greater, unless the residence was constructed or the apartment area was approved prior to the enactment of this title.”

Mr. Mumford explained staff desires language to remove ambiguity for the benefit of staff and the residents to clarify whether the square footage calculations include the area of a detached garage and other unclear applications. Generally, the standards have been interpreted to include the square footage of the primary dwelling unit.

Mr. Jensen clarified that most of the standards were adapted for attached project, as detached product has only recently been considered, and issues have arisen to determine how the standards should be appropriately applied to detached units.

Discussion ensued regarding concerns with allowing detached ADUs on 8,000 square foot lots, the growing need for ADUs due to the current housing shortage, separating and defining the standards for attached and detached products, setback requirements for AUDs, potentially adding additional constraints for detached unit placement on smaller lots, utility metering for AUDs, and exploring State resources and standards for ADUs as references for determining appropriate standards.

Mr. Jensen explained that smaller lot owners are more likely to request a tiny home on wheels rather than a permanent structure.

1.C. Concept Plan – Ranches Crossing

This item was moved to policy session and discussed after item 6.B.

Mr. Jensen presented the item. The approximately 3.74 acres of land is located on the northeast corner of Ranches Parkway and Pony Express Parkway intersection. The Future Land Use Plan designated the parcel as Community Commercial. The project is subject to EMMC 17.72 Commercial Design Standards.

Applicant representative Brian Haskell said they have struggled to determine the appropriate mix of uses for the benefit of the businesses and the residents for this property. The prior interest in the area has been from restaurant users but challenges have arisen due to pandemic obstacles and are concerned with the viability of an area with a lower number of housetops and correlating demand. The proposal is a mix of sit-down and fast-food establishments with a larger, flex space to the northwest with a potential for a mixed-use development. Some of the restaurants would potentially have stalls designated for pickup orders rather than drive-throughs. Their primary focus will be to meet the needs of an anchor location and they will make adjustments to the other sites accordingly.

Discussion ensued regarding the traffic volume and flow and parking requirements for several restaurants with drive-throughs especially considering the high usage of other drive-throughs in the City, trash enclosures and other required elements reducing the contemplated parking, an ingress and egress with a left-hand turn onto Ranches Parkway, the distance from the intersection of Ranches Parkway and Pony Express Parkway, concern with a road to the east of the development routing traffic through the residential area, the beneficial and negative impacts of the pandemic on restaurants and accommodating the resulting adaptations of standard operations, masonry wall and/or landscape buffering to separate the development from the pool and clubhouse to the east, potential traffic flow and visibility considerations for the landscaping design, stacking distances for the drive-throughs, providing adequate turn radius for large vehicles off Ranches Parkway, concerns with the distance and location of the parking along the east side of the development and the potential benefit of the parking to a hotel use, mitigating features or a divider for the exit-only access on the southeast, Municipal Code currently excluding mixed-use developments, the potential viability of a hotel in the location, and whether to allow an exemption to the commercial design standard requiring buildings to be located adjacent to the road in order to allow the parking between the street and the southwest building.

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

Commissioner Wright called the policy session to order at 6:31 p.m.

2. Pledge of Allegiance

Commissioner Wright led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. June 22, 2021 Planning Commission Minutes

Commissioner Wright requested a correction to the last paragraph on page 2 amending, “In this location, the elevation of the base of the wall is 4,795 feet and the parking lot is between 4,792 and 4,794 feet resulting in *insufficient* buffering,” to “In this location, the elevation of the base of the wall is 4,795 feet and the parking lot is between 4,794 feet resulting in *sufficient* buffering.”

MOTION: *Commissioner Everett moved to approve the June 22, 2021 minutes as amended. Commissioner Wells 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

Staff reviewed the planning items discussed and voted upon during the July 6, 2021 City Council meeting.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Oquirrh Mountain Ranch Phase B – APPLICANT HAS REQUESTED TO HAVE ITEM TABLED TO 8-10-2021

Commissioner Wright opened the public hearing at 6:38 p.m.

Bettina Cameron said that the Oquirrh Mountain developers worked with the Eagle Mountain Nature and Wildlife Alliance citizen group to remove the Frisbee golf course from the critical area in the wildlife corridor and the developer expressed willingness to help preserve the petroglyphs.

Tom Spaulding submitted the following email, “I live in the Oquirrh Mountain area and I have a concern about the large development in this area. That concern is water pressure! My daughter lives in the city center area and her water pressure is much, much greater than Mine. The concern I have is this, when I have a sprinkler on watering a flower bed (in the morning before 10am), and the sprinkler is not putting out much water, when there is water being used in the house like the toilet being flushed. The flow to the sprinkler drops dramatically. Now Phase B is coming online What then is going to happen to my meger water pressure? What is the city's plan to INCREASE my water pressure? Thank you for your consideration in this.”

Dan Petersen submitted the following email, “We are residents of Eagle Mountain and live in the Lone Tree neighborhood. We received a postcard about the planning commission meeting about Phase B of the Oquirrh Mountain Ranch development. We will be out of town and won't be able to attend the meeting. We just wanted to voice our opinion. As the development enters Phase B we hope the planning commission and city council will uphold the Ridge Line Ordinance. We are

worried about houses going too far up the hill. Also, we are concerned about the wildlife corridor that was just passed. The mountain in between Lone Tree and Oquirrh Mountain Ranch is a major thoroughfare for all types of wildlife. We hope the hill will be preserved as open space. Lastly we hope the remaining petroglyphs will be protected.”

MOTION: *Commissioner Everett moved to table the master development plan and preliminary plat for Oquirrh Mountain Ranch continuing the public hearing until a future meeting. 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.*

6.B. PUBLIC HEARING – Silverlake 31

Mr. Jensen presented the item. This phase is located within Area C of the SilverLake Master Development Plan (MDP). The agreement was last amended in January 2013. The area is designated for single-family, patio, garden court, cluster, and multifamily units. The SilverLake South preliminary plat was approved on October 1, 2019, and includes this area. Multifamily developments require site plan approvals. This proposal includes a total of 24 lots, 18 cluster lots, and 6 townhomes, located on approximately 3.65 acres.

It should be noted that while this approval is strictly for SilverLake Plat 31, many of the issues with parking, open space, and roads are shared with Plat 32. Per EMMC 16.35.090, collector road fencing consistent with existing collector road fencing in SilverLake shall be constructed along the rear and side lot line of any unit that does or will abut Golden Eagle Road or SilverLake Parkway prior to issuance of a certificate of occupancy for those units. With 24 units in Plat 31, eight guest parking stalls are required and seven guest parking stalls are provided which is one stall under this requirement. The total number of units in Phase 31 and 32 is 115 units which require 39 guest parking stalls; currently, 34 parking stalls are provided. Parking requirements for cluster lots have recently changed requiring additional guest parking.

The proposed 40-foot-wide private right-of-way through the project includes 27-feet of pavement and four-foot sidewalks. Staff recommends increasing the right-of-way to 43 feet, which would allow for 28-feet of payment and five-foot sidewalks equal to the 53-foot standard local right-of-way minus ten feet of park strips. The proposed total of 1.46 acres of open space serves SilverLake 31 and 32 and includes benches and picnic tables, 126 trees, a tot lot, and property for the City to add a natural trail. Townhomes are subject to the design standards found in 17.72 of Eagle Mountain Municipal Code. Townhomes have been built throughout the SilverLake development utilizing identical elevations. The rear elevations exclude some of the materials and features used on the front elevations and should be updated to include the same features as the front elevations because they are backing onto improved open space.

Staff recommends the Planning Commission motion to recommend approval of the application to the City Council 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 or SilverLake Parkway prior to issuance of a certificate of occupancy;

2. One additional parking stall be required for SilverLake Phase 31 and/or five additional parking stalls shall be provided for SilverLake Phases 31 and 32;
3. Private right-of-way roads shall be expanded to 43-feet with five-foot sidewalks and 28 feet of pavement;
4. The amount of the water-wise landscaping shall be increased by replacing turf behind buildings in park strips and other areas that are not usable as play areas; and
5. Rear and side elevations shall include similar materials as the front elevations.

Mr. Jensen clarified that the water-wise landscape is a staff recommendation and is not currently required in Municipal Code. The lift station will be owned and maintained by the homeowner's association (HOA). Silverlake Parkway will not be extended beyond what is indicated in the rendering. The canal on the eastern border is outside of the boundaries of the project. He verified that a 43-foot right-of-way, without the standard ten feet of park strips, is not contemplated in Municipal Code. The staff recommendation is to allow the roads to remain private as requested by the applicant while increasing the road and sidewalk widths.

Mr. Mumford explained that the City Council recently approved a 43-foot public right-of-way for the Hidden Hollow development. The master transportation plan update will include changes to right-of-way standards.

Applicant representative Bronson Tatton said this will be the fifth and final pod of townhomes in the development. They prefer the narrower right-of-way to be consistent with the other pods and private roads were included on the approved preliminary plat. He requested clarification regarding the parking requirement as they believed the proposal met the requirements. The HOA-maintained lift station will only service Phase 32 and will hopefully connect in the future to the Saratoga Springs system. They are willing to consider water-wise plants. The intention is to use the same reinforced vinyl fencing used in the other phases. The collector road reimbursement agreement includes the dedication of the land beyond their portion of Silverlake Parkway to the City for completion.

Discussion ensued regarding the responsibility of fencing repair.

Mr. Tatton stated that the City has requested elevation changes with each phase of the project and the proposed rear elevations include increased articulation added to Phase 28 due to the units facing private open space like the units in Phases 31 and 32.

Commissioner Wright opened the public hearing at 6:59 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Everett stated that he has the same issues with this phase of townhomes as he had with other phases. He feels the design is non-compliant with Municipal Code due to the front-loaded garages and inadequate horizontal articulation. He thinks the SilverLake vinyl fence is substandard to the fencing in Evans Ranch and thinks the City Council made a mistake in

approving the vinyl fencing. He expressed concern with the proposed 43-foot right-of-way as it is not contemplated in code.

Commissioner Wright said that the fencing concern is a moot issue as it has been approved by the City Council. He thanked the applicant for addressing the confusion with the guest parking and encouraged the applicant to clarify the standards with staff and adhere to the requirement. He advocated for prohibiting private roads in the City as he believes they create unsafe and congested neighborhoods. However, he recognized that standards currently permit private roads. He expressed concern with the staff-proposed right-of-way due to safety concerns for child pedestrians and visual obstructions caused by street parking due to the elimination of the park strips. He concurred with the recommendation for water-wise landscaping in areas that are not useable play space and the request for increased design standards.

Commissioner Pengra noted that all the other units in the previous phases have private right-of-way roads. Although he concurs with the desire to eliminate private roads, he does not feel it is warranted in this case as it is permitted in code. Although vinyl is not his personal preference, he has no misgivings regarding the proposed fencing.

Commissioner Wells agreed with pedestrian safety concerns regarding the proposal to remove the park strips. She noted the master development agreement (MDA) includes the proposed front elevations; however, as the MDA excludes rear elevations, she feels the staff request for increased rear design standards is appropriate and reasonable.

Commissioner Bergener expressed concern with be consistent in approval requirements for different projects. He has no qualms regarding the elevations.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the site plan for SilverLake 31 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 or SilverLake Parkway prior to issuance of a certificate of occupancy;*
- 2. One additional parking stall be required for SilverLake Phase 31 and/or five additional parking stalls shall be provided for SilverLake Phases 31 and 32;*
- 3. The amount of the water-wise landscaping shall be increased by replacing turf behind buildings in park strips and other areas that are not usable as play areas; and*
- 4. Rear and side elevations shall include similar materials as the front elevations.*

Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Christopher Pengra, and Erin Wells. Those voting nay: Matthew Everett and Brett Wright. The motion carried with a vote of 3:2.

Commissioner Wright dissented because he thinks the City should at least require a 43-foot right-of-way and disapproves of approving private roads.

Commissioner Everett voted against a recommendation of approval because he believes the elevations do not comply with EMMC 17.72.030(C) and feels the project has disproportionately included front-loaded units when the MDA proposed a mix of both rear and front-loaded products.

6.C. Development Code Amendment – Animal Zoning Regulations EMMC 6.10

Commissioner Wright recessed the meeting from 7:44 p.m. to 7:51 p.m.

Mr. Jensen presented the item. Staff was directed by members of the City Council to review EMMC 6.10 and to consider making changes to the maximum number of animals allowed by code. The Planning Commission held a work session on the proposed code amendment. On June 22, 2021, the Planning Commission and the City Council participated in a site visit to a property in the Cedar Pass Ranch neighborhood to review what the existing code allows in practice.

If approved this development code amendment would allow every residential lot in the City to have two horses per half acre with the maximum number of the horses being determined by the lot size and as a result, neighboring properties may be entitled to different numbers of horses. The proposed changes also remove references to the Airpark Zone. Residents would be able to apply for an alternate animal management plan if they desire an exemption to the standards in the chapter. Staff recommends for the Planning Commission to motion to recommend approval of the amendment.

Staff clarified that the item was not advertised as a public hearing because amendments for this chapter of Municipal Code do not include land use ordinances. As such, State statutes do not require a public hearing and the City generally does not hold a hearing. However, the Commission may elect to allow public comment on the item if they so desire. The Commission determined to entertain public comment on the item due to the level of public interest and the numbers of residents in attendance to make statements.

Commissioner Wright invited the public to speak at 8:02 p.m.

Commissioner Wright recognized that the City had received a letter from Mike Boyd and emails from the Cedar Pass HOA and an email and petition from Cedar Pass residents. *The written communications received prior to the meeting are attached to the minutes.*

Steven Francis said animals have destroyed the vegetation resulting in dust and that high water usage due to animals caused his well to go dry requiring him to purchase more water. He requested for the City to limit the number of animals permitted on the lots.

Jody Hooley said she understands the concerns with the number of animals but beseeched the City to do additional research before making a determination regarding the appropriate number of animals. She requested for the Commission to separate citizen complaints not directly related to the code amendment. She said the focus should be on from now forward.

Tiffany Ulmer advocated for the City to move miniature horses to a separate category from regular-sized horses due to the variance in the needs and requirements between the two types of horses. She requested to keep agricultural properties agricultural.

Mike Boyd said the nuisance factor from the animals can be intense. He understood the interpretation of Table 6.10.090 had been that residents are allowed a mix of the maximum number of large animals in each category and not a combination of the number of each animal type. The soil in City is not conducive to animal traffic. He said that code requires the area outside of the corral to be covered with vegetation as denuded areas cause dust. He advocated for increased enforcement of existing Municipal Code requirements rather than creating new standards. Horse trailer traffic, dust, and manure have changed the neighborhood and five acres plots are not large enough to serve as ranches.

John Hubbard said when he purchased his home prior to incorporation into the City, it was sold as a single-family residence with private equestrian rights for a personal hobby farm. The homes were sold without sewer requiring septic systems and water rights for 1.506 acre-feet per lot requiring a well which allowed a water supply for a quarter-acre of grass and water for two large animals per State requirements. The City has been collecting single-family resident property taxes from Cedar Pass Ranch and should the subdivision be declared Agricultural; those taxes should be refunded. In the past few years, people have moved to Cedar Pass Ranch with a different purpose than the existing residents. They are using the property to fund living there. His home is adjacent to several rodeo areas where livestock is boarded and bred and residents sell hay and offer equestrian lessons and riding. There are multiple stockyards without City business licenses. The business activities have increased truck and horse trailers impacting not only Cedar Pass Ranch but also surrounding neighbors with dust, restricted views, insects, odor, and traffic. Most of the properties do not have the water rights for the number of animals on their properties which means there is water theft. He is concerned with his well going dry or being contaminated by animal waste. He spoke against allowing a cumulative total of the animals on the chart and the proposal to add additional horses, noting that many residents are not following current standards. He advocated for clarifying that a total of 12 large animals is the maximum allowance as he believes it is in accordance with the intention for the neighborhood.

Brent Strong spoke regarding his experience and qualifications in raising and trading horses for over 40 years and participating in horse events around the country. They moved from Highland for more space for their horse business. He said they checked to make sure they met all the criteria prior to relocating. The care of animals has a greater impact than the number of animals and proper care mitigates nuisance issues due to dust, flies, and waste. He said he sent a letter to the City on April 26, 2021, detailing the equestrian services they provide for special needs and veterans and said he would resend it. He said that wells are placed deep enough to prevent contaminations and different horses meet different needs.

Charlie Andrews said he thinks that the dust is due to the area and the land rather than the horses. He said that the zoning for Cedar Pass Ranch needs to be determined. He desires to find a compromise.

Mark Lindsay said during his 24 years in the City he had strived to never be at odds with his neighbors. This is the first time that issues have polarized the area. The dust has increased due to his neighbors ten horses tearing up the dirt into a fine dust that cakes their cars and solar panels and they are no longer able to sleep with their windows open. He is concerned with the long-term health implications of constant dust inhalation.

Bettina Cameron emphasized that the nuisance complaints are not the standard flies and smells associated with horses. The complaints began only over the past two years. She believes strongly that the cumulative effect and code enforcement need to be addressed. She advocated for increasing the affordability and simplifying the process to obtain a conditional use permit while ensuring that proper animal management is in place to mitigate nuisance issues with clear and enforced penalties for noncompliance.

Commissioner Wright encouraged the residents to submit public comment to the City Council when they review the item regardless of the requirements for holding a public hearing.

Commissioner Pengra stated he does not think horse rights should be given to all lots over half an acre because the Equine Overlay's purpose is to apply the horse rights to areas with half-acre lots. The City not enforcing the current standards is problematic. He would not support the code as proposed because it needs additional work and research to determine and clarify the appropriate number of each type and the total animals allowed per acre.

Commissioner Bergener said the proposed amendment differs from the previous discussion by the Planning Commission as the Commission had supported retaining the current standards due to the option for residents to apply for a conditional use permit to obtain an exemption. He reiterated his concerns with the cumulative effect and the ambiguity of “a residential property may have a mix of the permitted animals.” As he desires clear, unambiguous standards that are not overly prescriptive, he is not in favor of the current proposal.

Commissioner Wells said she is torn on the issue. She has livestock and would never interpret the code in a manner to try to fit the total number of mixed animal types in Table 6.10.090. She desires to protect animal rights for good stewards as many people purchase large lots for the associated uses. She agrees that the way the animals are cared for and their habitation is important. Enforcing non-substantive nuisance issues such as dust and flies is difficult for code enforcement. She agrees with enforcing current standards. Additional amendments to the proposed standards to consider animals sizes and miniature breeds and other issues should be considered.

Commissioner Everett said he thinks the Commission needs to be conscious that changes to the residential standards would impact the entire City not only unique areas like Cedar Pass Ranch. He noted the ambiguity in the zoning of Cedar Pass Ranch makes it difficult to know which zoning standards to apply to the area. He agrees with concerns in the difficulty of addressing every type of possible animal and the potential cumulative impact. However, animals not included in code could be addressed with an alternative management plan application. He suggested reviewing and potentially amending the conditional use permit process. He recommended removing the Air Park zone language from the chapter and retaining the existing code, with the appropriate adjustments

to numbering, and passing the item to the City Council as the amendment is at Councilmembers' request.

Commissioner Wright said that his opinion has not changed since the previous discussion. He has been on both sides of the issue. He desires not to restrict animal rights while allowing a reasonable number of animals. The current code has served the City well for many years. He is not in favor of allowing two horses per half-acre as it is unfair to other animal uses and is problematic. As these standards focus on City-wide residentially zoned properties, he is in favor of prohibiting horses on land under one acre.

Mr. Mumford said he is unaware of any issues in the City due to the cumulative number and mix of animal types other than one complaint about the wildlife rescue on Lake Mountain Road years ago.

Commissioner Wright said that while he recognizes the potential for the cumulative number of animals to become problematic, it is not an issue currently experienced in the residential areas in the City. He recommended retaining the existing number of animals allowed on Table 6.10.090 and highlighting the option of a conditional use permit for an alternative management plan including animals not contemplated in the code. EMMC 6.10.60 referencing the Air Park zone should be removed. He in no way wishes to minimize the issues of nuisances and thinks code enforcement should be more active and advocated for instruction and educating code enforcement to review those circumstances where issues arise. He noted one of the lots with dust issues has eight horses which is below the number contemplated in code. As such, he believes there are other issues that need to be identified and addressed to impose nuisance controls.

Commissioner Pengra said that the residents in attendance at the meeting have likely been negatively impacted by their neighbors' animals or are afraid their animal rights to do what they love is going to be taken away. He said the City will try to determine a solution; however, the truth is that the City's elected and appointed officials are not uniquely qualified to make these decisions. He strongly encouraged those causing issues to talk to their neighbors to try to determine reasonable solutions.

Commissioner Wright suggested adding verbiage to the conditional use permit chapter clarifying the alternative animal management plan application process.

Mr. Mumford clarified that an alternative animal management plan has a \$25 application fee. The application requires a site plan and pictures of the home, yard, and area where the animals will be kept, a letter from the applicant explain the reason for the request, and public noticing to neighbors within 300 feet or a minimum of 25 people with a fee of \$1 per notice, resulting in a total cost of \$50.

MOTION: *Commissioner Pengra moved to table an amendment to Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations to a meeting in approximately 30 days to allow neighbors time to talk and to give staff time to research amending the entire section. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener and Christopher Pengra. Those*

voting nay: Matthew Everett, Erin Wells, and Brett Wright. The motion failed with a vote of 2:3.

Commissioner Wells suggested recommending the changes in the amendment to the City Council removing the changes to Table 6.10.90 unless the Commission desired to fully rewrite the residential animal standards.

Commissioner Pengra said he is uncomfortable making a recommendation to the City Council as he feels the Commission has not fulfilled their duties and due diligence to recommend what the standards should be. He feels moving the amendment forward would be passing their responsibility to the City Council. He desires to further clarify the verbiage and to make allowances for additional animals not contemplated in the standards based upon the animal size. He advocated against passing Municipal Code amendments that do nothing to solve the existing problems.

Commissioner Wright stated he feels they are being compelled to deal with issues that should not involve the Planning Commission or the City Council to this degree. He feels the City bears some responsibility due to unclear zoning districts and the associated entitled uses. He feels the animal nuisance issues cannot be solved until those issues are resolved.

Discussion ensued regarding the process and responsibility for resolving areas with ambiguous zoning.

MOTION: ***Commissioner Everett moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations removing Section 6.10.060 General animal regulations for the airpark zone and adjusting the subsequent numbering accordingly, adding the language as presented by staff, and excluding the changes to Table 6.10.080 (after the number adjustments) retaining the maximum number of horse/mule of 0 on one-half to one-acre lots, 4 on one to three-acre lots, and 12 on more than three acres. Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Erin Wells, and Brett Wright. Those voting nay: Jeremy Bergener and Christopher Pengra. The motion carried with a vote of 3:2.***

Commissioner Pengra said although he does not disagree with the motion, he feels the Planning Commission could have put forth more effort to improve the standards.

Commissioner Bergener dissented due to the amendment not resolving the language issues and cumulative impact concerns.

6.D. MDP, Rezone, GP Amendment – Ault Farms

Mr. Mumford presented the item. The City Council reviewed and remanded the updated project on July 6, 2021, for the Planning Commission's input. The Council has requested to review the project at their next meeting on July 20, 2021. The subject parcel consisting of 752 acres is located on the east side of Pony Express Parkway at approximately 3000 north. The area is currently zoned

Agriculture and is identified in the Future Land Use Map as Foothill Residential, Neighborhood Residential One, Parks and Open Space, and Business Park/Light Industry. Input from previous concept plan reviews at the Planning Commission and City Council in 2019 and 2020 include a focus on General Plan compliance with zone requests that exist within current Municipal Code. An updated master development plan (MDP) has been submitted with reduced proposed densities and includes a mix of residential zones. The plan also includes a rezone, that excludes the southern 214 acres, and a General Plan amendment.

The rezone request contains a mix of FR, R1, R2, R3, RC, MF1, and CN zones as well as open space and a future business park area. The proposed application includes a General Plan amendment, a rezone, and a master development plan.

The master development application was received during the public hearing process of the code amendment to EMMC 16.10. Based upon the filing date, the application should be subject to the new Municipal Code standards. The applicant has submitted a waiver request from the requirements of EMMC 16.10 as allowed by EMMC 16.10.050. The applicant is seeking a waiver from the code requirement allowing a maximum land area of 200 acres for a master development plan. The request states the applicant would like to move forward with the over 550-acre residential component of the development. The applicant notes that comprehensive planning and cohesive design, timing, and amenity offering should be considered with the waiver request.

The application included an exhibit with four separated areas for potential master plan divisions with an Area A of approximately 131 acres, an Area B of approximately 243 acres, an Area C of approximately 162 acres, and an Area D of approximately 214 acres. The phasing map identifies the annual anticipated phase construction beginning in 2022 and ending in 2028.

To approve a waiver the City Council must find one of the following to be true

- The project's concept plan review, pursuant to EMMC 16.15, received feedback from the Planning Commission and/or City Council in regards to reduced master development application requirements.
- The project will not require modification or additions to existing conditions such as zoning designations, land use designations, and roadways.
- The project involves limited developments requirements for infrastructure.
- The strict application of this chapter would result in peculiar or exceptional difficulties, exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

The road network proposal includes three accesses onto Pony Express Parkway, Tiffany Lane as a minor arterial, and north and south collectors. The applicant is proposing changes to the Master Transportation Plan by adding a south collector, reducing Tiffany Lane to a minor arterial, and reducing Airport Road to a minor arterial. The requested changes are consistent with unapproved draft updates to the Master Transportation Plan. The parks and open space plan includes two square parks, linear parks, trails systems, and opens space within the power corridor. No current designations for potential public facilities such as churches or schools are included in the plan. Any rezone to commercial or residential zoning would allow these uses as either permitted or special uses. The southern approximately 214 acres identified as Tech Campus/Light Industry is

not being requested at this time and will be handled with a future master development plan. The applicant has provided a master plan tabulations document that includes land use by area.

The CN zone is proposed to the north and south of Tiffany Lane along Pony Express Parkway. The multifamily areas were reduced to two areas around Tiffany Lane. All other multifamily housing has been replaced by RC and R3. Per transition code standards, R3 is not appropriate adjacent to MF1. In general, the zoning exhibit does not meet the zoning transitions required in EMMC 17.60.160.

An additional affordable housing element could be considered for near the commercial properties. The northwest corner should be modified to utilize the road along the north property line in the Eagle Village project. The R3 areas adjacent to the MF1 could be modified to be compatible with EMMC 17.60.160 zone transitions. The southern 214 acres should be submitted separately in the future for a master development plan and/or rezone. A possible ten-acre elementary school site should be included in the plan, to be reviewed by Alpine School District prior to the approval of the master development agreement. The parks plan shall be submitted including potential park improvements and example linear park improvements to be approved as an exhibit to the master development agreement. Approval is contingent upon a master development agreement being approved.

The Planning Commission has the option to recommend approval including any necessary changes or conditions of approval, to require the proposal to be split into smaller master development plans/agreements and recommend approval or one or more of the plans, or to recommend denial of the proposal with clear findings of facts and direction to the applicant.

Mr. Mumford verified that the City Council had requested to review the item during their next meeting and respectfully requested for the Planning Commission to not table the item.

Applicant representative Pete Evans noted their significant changes to the plan in the hope to have exceeded the requests of the Planning Commission during their previous review to reduce the multifamily and increased the R1 component. He said although transition standards call for multifamily uses along transportation corridors, they received feedback concerned with the amount of those products in the development and the patio home and condominium products. He said the patio home product has been removed from the plan and Municipal Code. The R2 units were reduced by 978 units and the R1 units were increased by 580. They have been working with the Church of Jesus Christ of Latter-day Saints and Alpine School District (ASD) regarding potential church and school sites but no specific locations have been identified.

Commissioner Everette expressed concern with the note “phasing may change at the discretion of the developer,” included on the phasing map due to the developer’s nonsequential build-out of the SilverLake area and the resulting construction impact to developed homes.

Mr. Evans said that the likelihood of the smaller lots selling faster than the larger lots and infrastructure considerations may impact the feasibility of constructing phases in sequential order and requested some flexibility in development timing.

Commissioner Pengra said that one of the reasons for the limits on the size of master development agreements is due to the potential for the current developer to sell portions of the development and disputes with new developers adhering to the terms of the original agreement.

Mr. Evans said that the linear parks offer a 100-foot-wide active transportation corridor to create a lifestyle-based community that provides active access to the commercial areas and amenities. He said linear parks are sought after and highly utilized in master-planned communities. Options to reduce the size of Area B to make it under the 200-acre MDP limit would be to add either the foothill areas in phase B8 or phase B1 on the west side of the project to Area A due to the infrastructure build-out schedule. He reiterated their preference would be to be granted the requested waiver to include all four areas in a single MDP.

Commissioner Wright cited an MDP criteria for approval found in EMMC 16.10.070(D)(2), “Public Facilities. Does the proposed development include land designated for public uses, including churches, schools, community centers, etc.?” He asked regarding the number of public facilities contemplated for the development.

Mr. Evan stated development will likely require one elementary school and four church sites of four to five acres each. Mr. Tatton said proposed public facilities locations probably will be included on the preliminary plat.

Commissioner Wright recommended against vesting the proposed density counts due to future public facilities' impact on reducing the currently proposed acreage.

Mr. Evans expressed his willingness to reduce the unit count rather than transfer the density for units lost due to acreage reduction from selling land for institutional uses and is unsure if the plan will include any private roads.

Commissioner Wright verified that the applicant understood that regardless of the unit counts in the tabulations, the applicant would be required to meet the frontage and setback requirements and could not use the unit counts in the tabulation to transfer density lost due to public facilities to develop a denser product than the ones appropriate for the approved zoning designations. He advocated for a proportional reduction in product type due to reduced acreage rather than a high reduction of the larger product due to concern that of the impact of future public facilities potentially being located in the less dense areas.

Commissioner Wright invited the public to speak at 9:51 p.m.

Bettina Cameron said she thinks that it is important to think of open space play area for families in neighborhoods with higher density. She advocated against the pockets of open space in the foothills area and the waiver to allow a single MDP for the full plan. She thinks the plan is still too dense for the General Plan designation for this area of the City and would prefer additional larger lots.

Commissioner Pengra said he is in support of the request for a waiver.

Commissioner Everett respectfully disagreed with approving the waiver request because smaller MDPs help mitigate concerns if part of the development is sold to another developer. Also, he feels the six-year construction timeline is overly ambitious due to the size of the development in relation to the time other, smaller developments have taken to fully build-out. Requiring smaller plans protects the City in the event of an economic downturn or other unforeseen events delaying construction. He prefers implementing either of the applicant's suggestions to reduce the MDP Area B to be closer to the 200-acre maximum.

Commissioner Pengra was excused from the meeting at 10:01 p.m.

Commissioner Wells stated she saw benefits and issues with either approving or declining the waiver request and did not have a strong object to either course of action.

Commissioner Bergener said although he was not strongly opposed to the waiver request, he saw some wisdom in the protections afforded the City in requiring smaller MDPs.

Commissioner Wright expressed his preference to divide the plan into smaller MDPs for the protections it creates.

Commissioner Wells concurred with the staff recommendations to adjust the plan to meet the transition requirements, although she noted the difficulty with transitioning from the MF1 product in the adjacent development to the FR lots due to the number of transition requirements. Although smaller units tend to cost less and might be more affordable, small units do not necessarily qualify as affordable housing, especially in today's housing market. She appreciates the applicant reducing the density due to feedback; however, she feels that multifamily housing would be a more appropriate buffer next to the commercial uses.

Commissioner Wright suggested for the applicant to develop quarter-acre lots, permitted in the FR zone, adjacent to the MF1 with larger lots to the south to meet the half-acre average lots size requirement.

Commissioner Bergener said he appreciates the efforts of the applicant to address feedback by reducing unit count.

Commissioner Wright said requiring the development to be divided into smaller MDPs would reduce concerns regarding nonsequential phasing development of the project. He noted the unit counts in the plan have changed from 136 to 49 R1 units, from 141 to 256 R2 units, from 549 to 604 R3 units, and from 252 to 235 MF1 townhomes. The FR product has remained about the same at 55 units. The 707 MF1 single-family units and the 380 MF2 units have been removed and have mostly been converted to the 509 RC units. His only concern with the numbers is the reduction in the R1 units. He requested for the applicant to consider added more R1 lots along the eastern boundary line. Although he agrees with the need for affordable housing as the definition is not included in Municipal Code standards, he prefers to have a better understanding of the product type contemplated prior to making a recommendation for inclusion of the product to the City Council. He requested to review the affordable housing elements with the project rather than as a

secondary application. He noted the likelihood of resident concerns regarding roads being too small rather than too large.

Commissioner Pengra returned to the meeting at 10:13 p.m.

Commissioner Wells noted the increased cost of maintenance for larger roads. She clarified that the Neighborhood Residential One land use designation allows for R1, R2, and R3 product; those product types combined with the FR units equals approximately 57% of the proposed units meeting the General Plan land use designation. In consideration of transitioning requirements, including for the commercial areas, she mostly supports the proposal, although she feels it could benefit from a few adjustments.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the General Plan amendment for Ault Farms as presented on the land use map exhibit including the amendment to the Transportation Master Plan. Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. Those voting nay: Erin Wells. The motion carried with a vote of 4:1.*

Mr. Mumford stated that he will review any changes to the proposed Transportation Master Plan that impact this item with the City Council during the discussion of the item during the following City Council meeting.

Commissioner Wells voted against recommending approval as she feels the plan needs additional work. She expressed frustration in being in a position where the City Council has requested the item at the following meeting essentially removing the option for the Planning Commission to table the item with direction to the applicant for further amendments.

Commissioner Wright stated that the option to table was still available to the Commission regardless of the City Council's request.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the master development plan and rezone for Ault Farms with the following conditions:*

- 1. The development shall be divided into four master development plan areas and Area A shall be increased in size to incorporate a portion of Area B, at the discretion of the applicant, to bring Area A within the 200-acre size limitation;*
- 2. The row of R2 units directly west of the FR zone in phases A4 and B6 shall be zoned as R1; and*
- 3. The remaining zoning shall remain as presented in the zoning map exhibit.*

Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. Those voting nay: Erin Wells. The motion carried with a vote of 4:1.

Commissioner Wells explained she voted against the item due to her belief that additional changes were merited prior to recommending the development to City Council.

7. Discussion Items

None.

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for July 27, 2021.

9. Adjournment

MOTION: *Commissioner Everett moved to adjourn the meeting at 10:29 p.m. 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.*

The meeting was adjourned at 10:29 p.m.

Approved by the Planning Commission on July 27, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

July 27, 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.

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 – Flag Code

Senior Planner Tayler Jensen presented the item. Municipal Code currently does not address flags in residential and non-residential zones. After reviewing the site plan application for the Macey's at Marketplace at Eagle Mountain Town Center, staff was requested to review code to address flags throughout the City. Staff proposes to include requirements regarding flags in EMMC 17.80.120. Research of other Macey's locations determined that Orem City approved a conditional use permit in 1991 for a 120-foot flagpole and the Logan Macey's location was also approved for a 120-foot flagpole that can fly a 30-foot by 60-foot flag.

The proposed language to be added to as Section 17.80.120(Q):

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.
 - b. Flagpoles not to exceed thirty-five feet (35') in height each may be installed in multifamily developments.
2. In nonresidential zones:
 - a. Non-Residential developments may install flagpoles not to 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. Flagpoles. If designed to accommodate such, 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.

4. Location. All flagpoles shall be located in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

Mr. Jensen explained that the 80-foot height recommendation is based upon examining flag standards found in other communities, the height of existing flagpoles in the City, and Macey's requesting an 80-foot flagpole.

Commissioner Everett asked if the number of flagpoles allowed in multifamily was per unit if the number of flagpoles in commercial developments should be limited and if the standards should exclude placing private flagpoles in the public right-of-way. He noted that flags are exempt from the dark sky ordinance lighting requirements. He suggested for the allowable height to be lower and to include in the standards an option to request a conditional use permit for higher flagpoles to ensure the size of the flagpole is proportional with the height and size of the building. He stated he feels that 35 feet, the maximum height of buildings, is appropriate and proportional for flagpoles in residential zones, and limiting flagpoles to 20% taller than the highest roofline for commercial uses would prevent disproportionality, especially for corporate flags.

Mr. Jensen explained that the multifamily standards are intended to be per unit and the City has not experienced problems with flagpoles in multifamily residential developments. Should the Commission desire to retain the same standards for single-family and multifamily units, section 17.80.120(Q)(1)(b) could be removed and the verbiage in 17.80.120(Q)(1)(a) could be reworded to include multifamily uses.

Commissioner Bergener arrived at 5:39 p.m.

Mr. Jensen inquired if the Planning Commission felt the standards should apply to all flags or if National, State, and City flags should have different standards than corporate flags.

Commissioner Pengra said although he recognized concerns in residential areas, he advocated for allowing flagpoles of any height for businesses with the requirement for the American flag to be larger than any other flags. He suggested raising the allowable flagpole height to 150-feet for commercial uses and noted that the cost of the flagpole is likely to mitigate the number of businesses desiring tall flagpoles. Nuisance issues are less impactful in commercial areas. He believes proportionality concerns are arbitrary and secondary to the sentiment of honoring the Country and our heritage regardless of the size of the building.

Commissioner Bergener concurred with stipulating that the American flag is the primary flag. He said that as he feels the point of flying a flag is to draw attention to the flag and have it stand out and be visible from far distances, he is in favor of allowing commercial flagpoles taller than 80 feet.

Commissioner Wright stated he desires to encourage the display of the American flag in both residential and commercial areas, agrees with designating the American flag as the primary, predominant flag, and approves of the request for an 80-foot or larger flag for the Macey's location. He suggested for agricultural areas to be included with the non-residential standards; his only concern would be flags near the airport. He said that as 80-feet is the height currently being

requested, he is in favor of the item returning during a policy session for a vote to move the item forward. The item could be revisited and higher flagpoles could be considered should the need arise in the future.

1.B. DISCUSSION ITEM – Rezone Redesignations

Assistant City Administrator/Community Development Director Steve Mumford presented the item. He explained that due to the changes to the residential zoning, the City desires to rezone developments zoned under previous Municipal Code zones to equivalent current zoning districts. The rezone or reclassification or redesignation of zoning of existing residential parcels would be to the closest applicable residential zoning that exists under current code based on lot size or neighborhood lot size. Most zones would prevent subdividing of the lots unless the area was rezoned in the future.

Commissioner Wells arrived at 5:57 p.m.

Mr. Mumford explained that in many areas of the City some of the lots are slightly below the average acreage of the other lots in the area. Based upon their lower lot sizes, those properties would fall under a different zoning designation than the surrounding properties. Considerations for determining the appropriate zone for such lots should include setback requirements and use differences between zoning districts. The number of animals allowed in residential areas is currently based upon lot size rather than zoning. Residents will be notified of the rezoning process and informed that they will still maintain most of the current rights for their property after rezoning.

Commissioner Pengra expressed concerns with unintended consequences and transitioning of rezoned properties. He desires to thoroughly explore vested rights and legal issues that could arise before taking action.

Commissioner Everett supported the importance of the project as critical in order to create an overview of the zoning within the City in order to make better-informed decisions. He expressed his preference to zone neighboring properties with the same designation and for allowing legal noncompliance for the properties slightly smaller than the average in the area and up zoning those properties rather than downzoning the larger lots, except for areas where only a few larger lots are the anomaly.

Mr. Mumford noted that should the larger lots be assigned a lower zone designation, the issue of those lots being subdivided could become an issue if the division of lots would not be appropriate for that area of the City.

Commissioner Wells concurred with the concerns with unintended consequences and the subdivision of lots that would most likely occur with larger lots or lots on the periphery of areas with a larger variance in lot sizes between adjacent developments. She agrees with the importance of determining the zoning of areas to honor the appropriate transitioning between current and future developments.

Mr. Mumford suggested evaluating each neighborhood individually to preserve rights and to determine what is appropriate for the area.

Commissioner Wright stated that he lives on a 4 ½ acre lot in an area where most lots are over five acres and advocated against zoning his property in a way that would have a negative impact on his neighbors such as allowing the potential subdivision of the larger lots in the Cedar Pass Ranch. He likewise is against causing issues for other neighborhoods. He noted the impact of master development agreements (MDAs) on the rights for individual neighborhoods and would prefer applying the same zoning designation to areas in the City rather than allowing spot zoning.

Commissioner Pengra expressed concern with creating additional complications by adding additional usage regulations on properties already subject to the terms of an MDA.

Mr. Mumford said staff intends to begin rezoning properties with expired MDAs. The rights and regulations for the City zones are clearer and less complex than the rules and regulations within MDAs. The FR zone is based upon not only lot size but the location and description of the zone. Properties in applicable areas could be zoned as FR. One of the intentions of the FR zone is increased open space and none of the developed properties in the City currently meet the intents of the designation.

Commissioner Wright encouraged staff to work closely with the City Attorney when drafting the amendment and expressed appreciation for staff's work in view of the complexity of the undertaking. He agreed with focusing on small areas of the City at a time and adapting to the specific needs of each neighborhood.

Commissioner Wright adjourned the work session at 6:21 p.m.

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

Commissioner Wright called the policy session to order at 6:35 p.m.

2. Pledge of Allegiance

Commissioner Pengra led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Commissioner Wells stated that one of the Eagle Quest applicants is a Councilmember in the City where she works. Although not a conflict of interest, she has elected not to participate in the discussion of item 7.A., the concept plan for Eagle Quest.

4. Approval of Meeting Minutes

4.A. July 13, 2021 Planning Commission Minutes

The approval of the July 13, 2021 meeting minutes was postponed until the August 24, 2021 meeting.

5. Status Report

Mr. Jensen reviewed the planning items discussed and voted upon during the July 20, 2021 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Just Chillin

Mr. Jensen presented the item. The application is for a temporary site plan for Just Chillin to relocate on 1681 Heritage Drive to utilize an existing waterline. Staff recommends for the Planning Commission to motion to recommend approval of the temporary site plan for a specified length of time with the condition that the approval is conditional upon the Health Department approval.

Mr. Jensen said the intention is for the applicant to continue to request renewed approvals to use the site until the landowner develops the land. The Planning Commission could elect to cap the timeframe of the temporary site plan approval, should they anticipate negative impacts of the business at that location. The applicant requires the continued permission of the landowner to maintain operations at this location. Seasonal businesses, such as snow cone shacks, operate under a six-to-nine-month seasonal permit that does not require Planning Commission approval.

Mr. Mumford stated that the length of the water line from the capped access to the proposed site is approximately 80 feet.

Applicant Mindy Heaps the owner of Just Chilin Soda shack said they will be connecting to both a water line and a sewer line. Previously, they had used all-purpose cleaner and towels to clean the business. They bring in prepacked food; nothing is prepared on the premises. Tiffany Walden, the landowner, has approved their use of the site until she develops the land in one to two years. They plan to relocate to a permanent building in a year to two years at most and hope to remain within the City where they have a customer base.

Mr. Jensen confirmed that the business would still be required to renew its business license annually regardless of the timeframe indicated on a temporary site plan approval.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the temporary site plan for Just Chillin with the following conditions:*

- 1. The temporary site plan is approved for a 24-month period after which the applicant may apply for a renewal;*
- 2. The approval is conditional upon the Utah County Health Department approval; and*
- 3. The applicant shall retain a current business license with the City.*

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.

6.B. PUBLIC HEARING – Stonebridge Montessori

Mr. Jensen presented the item. This is a site plan and rezone application for the Stonebridge Montessori School. The school will serve prekindergarten students and will be accessed from Stonebridge Lane. The subject property is located in The Ranches neighborhood and was identified for commercial use within the now expired Ranches Master Development Plan and Agreement. As the agreement has since expired the vested rights no longer carry. The property is identified in the General Plan's Future Land Use Map with a Community Commercial land use designation. The CC and CN are appropriate zones within the Future Land Use Plan.

The front entry is towards the parking lot and not on a main pedestrian way as called for by EMMC 17.72.040(B). It is up to the Planning Commission to determine if the articulation provided complies with EMMC 17.72.040(D). Per EMMC 17.72.040(F)(2), no more than 50% of a building may be stucco. The building is shown set behind parking rather than the building being located adjacent to the street with parking behind the building. Staff has recommended that the building be turned 90 degrees to front on Ranches Parkway to place the parking behind the building.

Staff has previously asked for a cross access to the commercial site to the north, and while the applicant has presented a concept that shows this, their preference is to not provide the cross-parking lot access.

Special use standard evaluation per EMMC 17.75.052 Schools (public/charter/private):

- (A)(1): "Parking requirements shall comply with Chapter 17.55." The site plan shows 32 spaces, including two ADA spaces, which complies with this standard.
- (A)(2): "Adequate off-street stacking areas which are completely contained on site for student pickup and drop-off are required. No off-site stacking is permitted." The applicant shall provide proof that stacking distances are adequate and will not cause traffic to back onto a public right-of-way.
- (B)(1): "All driveways on the school property shall have at least one sidewalk." Sidewalks are included on the southern boundary of the property and at the front of the school building in compliance with this provision.
- (B)(2): "Primary pedestrian crossing shall employ traffic calming features. The site plan shows striping from the ADA parking area to the front entrance of the school, the Planning Commission shall determine if that provides sufficient traffic calming.
- (C): "Outdoor play areas shall be set back from property lines by at least 15 feet made up from substantial landscaping, fencing or wall, and berming where feasible." The landscape plan shows a six-foot privacy fence located on the property line; it is up to the Planning Commission to determine if this complies with this standard.

Staff recommends that the Planning Commission motion to recommend approval of the application to City Council for the reasons set forth in the staff report and in the meeting with the following conditions:

1. The site plan shall be approved without a drive-aisle connecting the northern property;
2. The applicant shall provide proof that stacking distances are adequate and will not cause traffic to back onto public right-of-ways;
3. The applicant shall update the elevations to use an appropriate mixture of material that does not include stucco used on more than 50% of the building;
4. The building shall be turned 90 degrees to locate it at the southeast corner allowing parking and play areas to be located at the west and north; and
5. A three-and-a-half-foot high landscape berm shall be added around the perimeter of the parking area.

Mr. Jensen clarified that the stucco used on the elevations only slightly exceeds the 50% maximum mainly due to the stucco on the rear elevation and the front column. He verified that the area in pink on the site map in the southeast portion of the parking lot represents underground storage tanks.

Applicant representative Tyler Dow said the orientation of the building presented is their preference to provide the best protection for the students. Childcare professionals prefer the proposed orientation because the building provides buffering between the parking area and the playground and prevents visibility into the school. The drive aisle is split and the adjacent use may impact the drop-off and pickup traffic pattern. They anticipate 150 students and tried to optimize the stacking distance from the right-turn entry to the drop-off/pickup area.

Commissioner Wright opened the public hearing at 7:01 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Everett said that his greatest concern is vehicle stacking backing up onto Ranches Parkway. He recommended making the southern access a one-way entrance. He was a proponent of reorienting the building; however, he now is in favor of the proposed orientation to provide buffering between the playground and parking lot. He feels that the intent of the code has been met regarding the requirement for less than 50% stucco and as such, is not concerned with the proposed elevations.

Mr. Dow said stacking will not be an issue due to the multiple drop-off times at 8:00 a.m., 9:00 a.m., 11:00 a.m., 1:00 p.m., 2:00 p.m., and 4:00 p.m. The stacking lane can accommodate 16 vehicles and their locations have not had traffic impediment issues. They will happily encourage signage, such as for pedestrian crossings, to increase safety.

Commissioner Wells encouraged the applicant to include the information regarding student drop-off times in the packet presented to the City Council to reduce stacking concerns. She agrees with the staff recommendation to increase signage and Commissioner Everett's comments regarding stucco usage. She appreciates the number of windows included in the design. She feels the six-foot, privacy fencing is sufficient due to the surrounding uses. All the public elementary schools

in the City have parking lots located in front of the building and allowing the proposed orientation would treat this school similar to the public schools.

Commissioner Everett noted that the City has no input regarding the design and layout of public schools.

Commissioner Wright said that as the use is allowed in either the CN or CC zone, he sees no benefit to the City to zone the property as CC over CN. Recognizing the argument for separating the parking and the playground, he thinks the building should be turned 90 degrees due to the location of the building along one of the major roadway entries to the City as well as the uncertainty of the adjacent uses. The reorientation would increase the aesthetics with the building, rather than the parking lot, fronting on the roadway, improve buffering between the school and the future use to the west, and lengthen the stacking distance. He supported not requiring connectivity to the north of the property.

Discussion ensued regarding the building orientation.

Commissioner Pengra explained he was not concerned regarding traffic backing up onto Ranches Parkway as parents are more likely to stack or park along Stone Bridge Lane for their safety and the safety of their children which will occur infrequently, possibly only during school events, due to the size of the school. He feels very strongly about the orientation of the school as a father due to sensitivity to information obtained as a radKIDS volunteer. Safety of the children is paramount; design aesthetics are secondary. Less access to the children increases safety and schools are designed the way requested for safety reasons.

Commissioner Wright clarified his preference for CN zoning as it would be more restrictive regarding uses should the school close and the property be utilized for another use.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the rezone of the Stonebridge Montessori property to the CN zone. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the site plan for Stonebridge Montessori with the following conditions:*

- 1. The site plan shall be approved without a drive-aisle connecting to the northern property;*
- 2. The applicant shall provide proof that stacking distances are adequate and will not cause traffic to back onto the public right-of-way; and*
- 3. A three-and-a-half-foot high landscape berm shall be added around the perimeter of the parking area.*

Commissioner Pengra seconded the motion.

Commissioner Wells requested for the motion to include a condition requiring parking lot traffic calming measures and signage. Discussion ensued regarding the suggestion and it was determined to require additional signage.

Commissioner Everett requested for right-turn, entry-only signage to be added to Stone Bridge Lane. Commissioner Bergener expressed concern with potential conflict with the development to the west and declined to include the requested condition.

AMENDED MOTION: Commissioner Bergener moved to recommend approval to the City Council of the site plan for Stonebridge Montessori with the following conditions:

- 1. The site plan shall be approved without a drive-aisle connecting to the northern property;**
- 2. The applicant shall provide proof that stacking distances are adequate and will not cause traffic to back onto the public right-of-way;**
- 3. A three-and-a-half-foot high landscape berm shall be added around the perimeter of the parking area; and**
- 4. Additional signage shall be added to the parking lot to increase.**

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.

7. Discussion Items

7.A. CONCEPT PLAN – Eagle Quest

Commissioner Wells was present but opted to not participate in the discussion due to the applicant being a Councilmember in the City where she works.

Mr. Jensen presented the item. Two separate concept plans are being presented including two different residential concepts for Parcel 59:006:0053 on approximately 159 acres west of Lake Mountain Road and a business park and multifamily concept for approximately 164 acres west of the Overland development and north of Mid Valley Road and Eagle Mountain Boulevard.

The eastern residential development is north of approximately quarter-acre lots in the Sunset Flats development and is in the area of Overland Village Four which has an approximate density of three lots per acre. The proposal includes two different concepts for the Eastern parcel. Concept One dedicates the arterial and collector roads to the City and includes a mix of RC, R3, R2, R1, and half-acre lots for a total of 486 lots, with an average lot size for the entire project of 9,050 square feet. Concept two dedicates the required half-width of the collector and arterial roads to the City and includes a mix of lot sizes and zones for a total of 426 lots, with an average lot size for the entire project of 10,477 square feet.

The west concept area is designated as Employment Center/Campus on the Future Land Use Plan. The concept plan proposes a General Plan amendment for approximately 11.1 acres to CC, 28.3 acres to MF2, and 36.5 acres to MF1, and 74 acres of Employment Center/Campus. The property

is north of Rush Creek and a future charter school, east of a future freeway, west of the Ivory development west of Frontier Middle School, and northwest of Cory Wride Park.

Mr. Jensen explained that larger lots could be included in a lower zoning designation to meet the transition code due to Municipal Code dictating lot size minimums but excluding maximums. He is unsure if the eastern concept plans meet the transition code standards. The applicant proposes relocating the major arterial road, indicated on the Future Transportation Map to transect the northeast corner of the property, to run along the northeast corner at a 90-degree angle.

Applicant Kurt Ostler, a partner in Eagle Quest, LLC, said they have owned the property for over 20 years. Two years ago, they were told that due to animal rights for the properties to the east there could be incompatibility conflicts. To address City Council concerns, they propose half-acre lots along the east side of the development. Smaller lots are placed to the north to buffer the adjacent uses. The proposed curvature for the major arterial road to the east matches the curve radii in the Sunset Flats design to meet a road in the Ivory development. He said concerns from Hoofbeats to Healing and Lake Mountain Road residents regarding increased traffic is one of the reasons for the proposed design and intersection. They are amenable to developing either the concept with the road dedication or the reduced density plan.

Discussion ensued clarifying the land to the north of the property has a Neighborhood Residential Two General Plan land use designation which contemplates the MF1 and RC zones.

Commissioner Wright expressed concern with the recommendation to alter the orientation of the eastern major arterial, the length of the central north to south road encouraging traffic speeds, and the proposal of product not included in the Neighborhood Residential One General Plan designation for the area. He advocated for increasing the R1 product. Half-acre lots would help meet the average lot size zoning requirements to balance the smaller lots.

Mr. Mumford explained the placement of the road to the east facilitates meeting the Utah Department of Transportation (UDOT) intersection and traffic light spacing standards; however, the City is not required to meet those standards unless it becomes a UDOT road in the future. Relocating the curvature to the property to the north would impact that property more than currently contemplated. The City Engineer is evaluating the proposal.

Mr. Ostler said the park locations are to assist with drainage. The central park could potentially be relocated to segment the road along the northeast of the park to mitigate traffic speed concerns.

Commissioner Everett expressed concern regarding the impact to the property owner to the north should the full road curvature be required on their property. He suggested absorbing part of the road curving on this property and advocated for compliance with the General Plan and zoning averages. He supports the shorter block lengths and connectivity and agreed with concerns regarding the length of the road northeast of the central park. He encouraged the applicant to contemplate church and school sites and reminded the applicant that density is nontransferable from land sold for public facilities.

Commissioner Pengra said that due to the width of the powerline corridor and roadway, he is unconcerned with use conflicts with the property to the east. Although he likes the inclusion of half-acre lots in the plan, he does not view the half-acre lots as a benefit to the City that merits other concessions. He agrees with the concerns regarding the length of the central north to east road. He emphatically stated that the major arterial road should not be relocated to reduce impediment to this development due to the thought involved in determining the road location.

Commissioner Bergener echoed Commissioners Wright's sentiments to increase the number of R1 units due to the concerted effort by the Planning Commission to require adherence to the General Plan.

Mr. Ostler announced that after a year of negotiation with a landowner, Intermountain Healthcare (IHC) plans to build a medical facility in the southwest corner of the western development.

Bentley Pay with IHC stated their vision is for a large, community-scale hospital with a medical campus similar in size to the Spanish Fork Hospital with a phased approach, building sections of the hospital in correspondence with need and community growth. They desire for the hospital to be in the appropriate area surrounded by compatible and complementary uses. Other locations have encountered issues with being located by single-family homes. The location is desirable due to the future UDOT freeway and proximity to schools and Wride Memorial Park; however, the agreement would be contingent upon the freeway location as the property would not be large enough should the freeway bisects the parcel. The hospital is included in their planning models with a conceptually anticipated, unfinalized timeframe of five to ten years.

Mr. Ostler said the closest regional hospital is 27 miles away and the Saratoga Springs location is intended for surgical centers and medical offices. He envisions future college campuses in the northwest portion of the development, potentially with medical training programs. The reason for the requested MF1 and MF2 products is to buffer from the R3 and RC products to the east and due to IHC's desire not to build adjacent to single-family uses. Another possibility would be an active adult community or assisted living and commercial uses near the major roadways. The reduced land price offered to IHC in their negotiations is contingent upon the development being granted zoning for the multifamily uses.

Commission Pengra noted the possibility for conditions to change over the next five to ten years and expressed concern with granting entitlements in the hope for a project that does not have finalized plans. Other medical users have expressed interest in the City. Multifamily may be appropriate for this area; however, he is unsure if it would be appropriate to grant that amount of multifamily use requested in exchange for the hospital. He recommended for Mr. Ostler to partner with a master planning developer and believes there are ways for the applicant to work with a developer without creating a conflict of interest as a Councilmember in another city. He expressed his preference for the resulting master development plans as being more desirable and more likely to find favor with Eagle Mountain representatives.

Commissioner Everett said he is excited about a hospital, commercial, and educational uses and feels it is an appropriate and desirable location. He appreciates the applicant's research into the transitioning requirements, nevertheless, the amount of multifamily requested gives him pause. He

supports the proposed active adult or assisted living communities. He recommended incorporating single-family uses into the plan and reducing the overall residential component.

Commissioner Wright concurred with Commissioners Pengra and Everett.

7.B. CONCEPT PLAN – Porters Crossing Town Center Revised Concept Plan

Mr. Jensen presented the item. The request proposes changes to Pods 1, 2, 9a, 9b, 10, and 15 of the Porter's Crossing Town Center Master Development Agreement (MDA) and Master Development Plan (MDP).

Current entitlements:

- Pod 1: Retail pod with 4.9 acres of commercial.
- Pod 2: Mixed-use, residential above retail with 11.6 acres, 180 residential units, 15.5 dwelling units per acre.
- Pod 9a: Institutional 12.3 acres reserved for a recreation center, assisted living, and/or charter school.
- Pod 9b: 4.34 acres reserved for commercial, senior housing, or assisted living housing. Buildings allowed to be up to five stories in height. No required improved park space.
- Pod 10: 4.95 acres reserved for a potential church site.
- Pod 15: 4 acres of community open space located within the powerline corridor.
- Total Residential Units: Over 180 with up to 17 acres of assisted living or senior housing without a specific unit count.
- Total Commercial Area: 4.9 to 9.24 acres.
- Total Open Space: 4 acres.
- Total Church Area: 4.95 acres.

Concept Proposal:

- Pod 1: Hotel, Class A office, and retail buildings.
- Pod 2: Retail buildings.
- Pod 1 and 2 area: 17.3 Acres.
- Pod 9a: 8 acres, 96 apartments, 15 townhomes for a total of 111 residential units and 13.88 dwelling units per acre.
- Pod 9b: 4.34 acres, 80 apartments, 20 townhomes for a total of 100 residential units, and 23.04 dwelling units per acre.
- Pod 10: 4.95 acres, 33 townhomes, and 6.67 dwelling units per acre.
- Pod 15: 4 Acres of improved open space.
- Conceptual Residential Units: 244.
- Conceptual Commercial Area: 17.3 acres.
- Conceptual Open Space: 4 acres.

Mr. Jensen explained that past discussions had contemplated a joint recreation center in the development to be shared between the development and the City. The assisted living was intended as an appropriate, buffering use.

Commissioner Wright cited portions of the 2nd Amendment to the Master Development Agreement for the Porter's Crossing Town Center Master Development, Section 4A.1. "Pod 9a. The City and Developer intend that Pod 9a will be dedicated to the City in accordance with Section 10A.4," Section 4A.3. "Pod 9b shall be developed for either Senior Housing, Assisted Living Housing or Commercial or Institutional Uses. Senior Housing or Assisted Living Housing buildings shall not exceed five (5) stories in height and shall include off-street parking," and Section 10A.8. "Alternate Zoning/ Development of Pod 9a and Use of Funds. If City fails to obtain the funding to construct the Recreational Facility by January 1, 2021, City shall notify Developer that it does not intend to construct the Recreational Facility. Upon such notice from the City, Pod 9a shall be automatically zoned either as Residential (with densities not to exceed the density in Pod 6b), or as Commercial or Institutional Use. Developer shall be required to meet the City Vested Code and City bonus density structure if Pod 9a is zoned as Residential. Any alternative zoning Pod 9a shall include, at a minimum, a one (1) acre park improved to the City's minimum standards."

Mr. Mumford confirmed that City failed to obtain the funding to construct the recreational facility by January 1, 2021. The City has not sent an official letter; however, discussions with the developer indicated the City is not prepared to build the recreation facility. The assisted living center was planned on Pod 9b because of the proposed recreation facility and potentially a second-level walkway joining the two buildings. The recreation facility was intended to fulfill some of the amenity requirements for the assisted living and other portions of the development with the intent to have reduced usage fees for the recreation facility for residents in lieu of the standard amenity requirements. The developer desires to renegotiate the agreement to transfer some of the vested density to the portion of the development where the assisted living and recreation facility were contemplated. A benefit to the City of the new proposal is additional commercial uses along Pony Express Parkway in Pod 2. The applicant desires to move the vested density from that area to the northern portion of the development. The City has encouraged the applicant to move forward with the commercial area as soon as possible.

Commissioner Wright desired to clarify that the potential density transfer is not contemplated in the purview of the current agreement and would require an amendment to the terms of the MDA.

Commissioner Wells expressed concern with the distance from the parking to the west and southwest to the apartments it is meant to service increasing the unlikelihood of the residents utilizing the parking and the stalls would more likely be used by the adjacent townhomes. She likes the integration of the housing types, retail, and a potential hotel and appreciates that the applicant located the retail stores along the street as required by Municipal Code. Due to the extremity of the changes from the original MDA, she is evaluating the concept plan as a new application and is unsure if the requested number of increased units is appropriate with consideration of buffering requirements. She is concerned with the proposal for one-car garages due to most households having multiple vehicles.

Commissioner Everett said he supports the retail and hotel proposal as appropriate for the location while desiring to ensure a five-story building adheres to Municipal Code; however, the residential proposal causes him concern. He was unsure if the pool is sized appropriately for the number of residential units served and concurs with the parking guest location concerns. Municipal Code

standards currently require rear-loaded garages on townhomes and one-car garages cause him concern regardless of the garage location.

Commissioner Wright noted that the MDA allows for a five-story building. He is in favor of the commercial site but is concerned with access to the northern portion for the residential uses and the parking located in the powerline corridor. He would prefer assisted living and single-family uses in Pods 9a and 9b similar to the proposal for Pod 6a and 6b.

Commissioner Pengra said that a one-car garage might be the house-owning entry point for new homeowners given the current housing market.

7.C. CONCEPT PLAN – Smith Property

Mr. Jensen presented the item. The conceptual plan is for approximately 80.04 acres located south of the Brandon Park Estates and west of the School and Institutional Trust Lands Administration (SITLA) land known as the “Pony Express Parcel” in the Overland MDP. The property is designated Neighborhood Residential One in the General Plan and slated for two to four units per acre. The regional Pony Express Trail is anticipated to bisect the southeast corner of the property. The concept plan is divided into a northern Phase 1 and a southern Phase 2 with proposed R2 and R3 zoning. SITLA representatives expressed concern with the proposal due to the road alignment and the Pony Express regional trail being depicted as a road in Phase 2 of the project. The trail is currently designated as Lehi-Fairfield Road.

Commissioner Wright clarified that the R2 zone has a minimum lot size requirement of 8,000 square feet and an average lot size of a one-quarter acre and the R3 zone has a minimum lot size of 6,500 square feet and an average lot size of 8,500 square feet.

Applicant Austin Smith expressed concern with how landowners to the south would access their property if Lehi-Fairfield Road were converted to a trail.

Mr. Jensen explained that SITLA anticipates roads along the north and south of their property providing two east to west connections.

Commissioner Everett stated that the City desires to preserve the trail to connect to other trail systems.

Mr. Smith stated his preference is to group the open space into a single larger park with increased amenities.

Commissioner Everett explained that Park 1 fails to comply with accessibility standards. He agrees a larger, centrally-located park would be preferable or a park centered around the regional trail with consideration of the park space being a benefit to the adjacent lots, particularly the smaller lots.

Mr. Jensen confirmed the proposed density for the project is 2.87 dwelling units per acre.

Commissioner Wright stated his interpretation is that the Neighborhood Residential One land use designation contemplates an assortment of R1, R2, and R3 products. He requested for R1 to be added to the plan and a greater variety of lots. He agreed with the suggestion to place smaller lots near the park space. He advocated for preserving the Pony Express Trail through the application of the Historical Preservation Overlay.

Mr. Jensen explained to the applicant that he had provided the engineer for the development with contact information for the SITLA planner for the area to facilitate planning road connectivity between the properties.

Commissioner Pengra expressed concern with requiring the applicant to adapt his plan in accordance with unfinalized plans for the surrounding area and the City's approval to use the Lehi-Fairfield Road as a temporary, secondary development access for other projects due to the difficulty in reverting the road to a trail. Although he loves the preservation of history, including the Pony Express Trail, he is unsure how to revert the road to a trail. Should the City desire to prioritize the preservation of the trail, alternative transportation routes need to be provided.

Mr. Mumford explained that the location of the road is on the historic Pony Express Trail route and is being used as a temporary, alternate access for Facebook. Mortenson Construction paved the road to divert construction traffic around school zones. SITLA refused to allow pavement of their portion of the road due to concern allowing pavement of the road would result in the loss of the area for a regional trail. The General Plan designates the area for a future trail. The timetable for construction completion and access use is unspecified. Facebook buildings 5 and 6 should be completed in two and a half years with room for three more full buildings excluding potential development of an additional 600 acres of undeveloped property. Project Freemont has been approved to the east of Facebook.

Discussion ensued regarding road accesses and the desire to revert the temporary access to preserve the Pony Express Trail and potentially connecting the trail to the park and open space plan and incorporating the Pony Express experience theme for the park.

Commissioner Wright stated that he believes the Pony Express Trail is worth preserving and suggested contemplating zoning the area with the Historical Preservation Overlay.

The applicant stated his willingness to adjust the plan to relocate the parks to incorporate the Pony Express Trail.

Commissioner Bergener noted that cul-de-sacs are discouraged unless required due to topographical issues and recommended for the applicant to remove the cul-de-sac when making other modifications.

8. [Next scheduled meeting:](#)

The next Planning Commission meeting is scheduled for August 24, 2021.

9. [Adjournment](#)

MOTION: *Commissioner Wells moved to adjourn the meeting at 9:20 p.m. 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.*

The meeting was adjourned at 9:20 p.m.

Approved by the Planning Commission on August 24, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 24, 2021

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

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

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 346 units, and an overall project 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, 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 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 292 units could be constructed. In contrast if this proposal were to be approved the maximum full buildout of OMR will be 283 units (54 existing + 229 new lots). This is a reduction of 63 units (~18%) compared to the current approval, and 134 units fewer (~32%) than the initial approval.

It should also be noted that the 27 unbuilt units from the first three development pods are included in the overall vesting number of the project shown at 346 units, if those 27 units are removed from the

calculations (which staff feels is appropriate as those pods are developed) of what we may see at full build out the OMR may build an additional 265 units, with a full buildout of 319 units (54 existing + 265 additional units). Meaning the proposed development would in actuality be a **reduction of 36 units** (~11% fewer than what is remaining to be built)

If OMR was built according to the applicant's proposal the overall density of the project would be ~2.35 DU/AC. It is worth noting the applicant is also proposing to dedicate an additional 9+ buildable 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).

It is also worth noting that the current approval of Oquirrh Mountain Ranch includes up to a maximum of 151 multifamily units (44% of the project), while under the applicant's proposal all units will be single family dwellings.

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 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 Wildlife Corridor Overlay Zone.

Traffic Study

The applicant has completed a traffic study for the project (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 proposal the entire project would be zoned 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'

The applicant is asking for a modified RC zone with the following development standards

- Minimum lot size 4,000 s.f.
- Average lot size 5,442 s.f.
- Minimum lot frontage 40'
- Front setback: 15'
- Garage setback: 22'
- Rear setback: 15'
- Side setbacks: 5'

It is up to the Planning Commission to determine if it is appropriate to rezone the residential portions of the property to the RC or a modified RC Zone. 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 FLUP designates the OMR property as Neighborhood Residential 1)

Justifications for making the change to the RC zone include:

1. The overall 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 FLUP; 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 for the RC zone if the proposed unit types and layout is preferable to the existing approvals.

Side yard setbacks were recently increased to a minimum of 8' to allow for better storm drainage, this should be considered when considering 5' sideyard setbacks.

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'. The applicant's proposal includes:

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

- 59 Lots with frontages of 50'

The applicant has provided a map that shows how the lots would be intermixed throughout the project with no one area having a concentration of a single lot frontage designation. The 229 lots proposed by the applicant represents a reduction in proposed lots from 274 lots that were originally proposed. The applicant has, at the direction of staff, reduced the total amount of units and has added 45' and 50' wide lots.

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.

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. 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) these were 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 may need to be reduced. The applicant has provided a memo detailing how they arrived at these point figures. The Planning Commission should make a recommendation about how many points each amenity item should be worth, due to the number of points being provided 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.

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.

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.

RECOMMENDATION:

Master Development Plan

A recommendation of approval to the City Council may be made, 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 all property East of the eastern cul-de-sac) 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 - OS-6) shall be zoned OS-I.
4. All Residential pods shall be zoned RC (with or without the modified RC development standards.) (If modified RC standards are approved please detail what those new standards

are).

5. If a lift station is necessary it shall be owned and maintained by an HOA.
6. Conditional on the Approval of an amended Master Development Agreement.

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

Preliminary Plat

(If MDP receives a recommendation of approval)

We recommend the Planning Commission make a motion to recommend approval of the 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 complies with the development standards approved in the MDP
2. It includes any changes made during the MDP approval
3. The applicant provides evidence that they meet minimum open space requirement of 6.50 Acres.

(If MDP is tabled)

We recommend the Planning Commission table the Preliminary Plat to allow the applicant time to update the plans to comply with the City Code or any requested changes, including any detailed items as conditions:

(If MDP 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:

[Proposal](#)

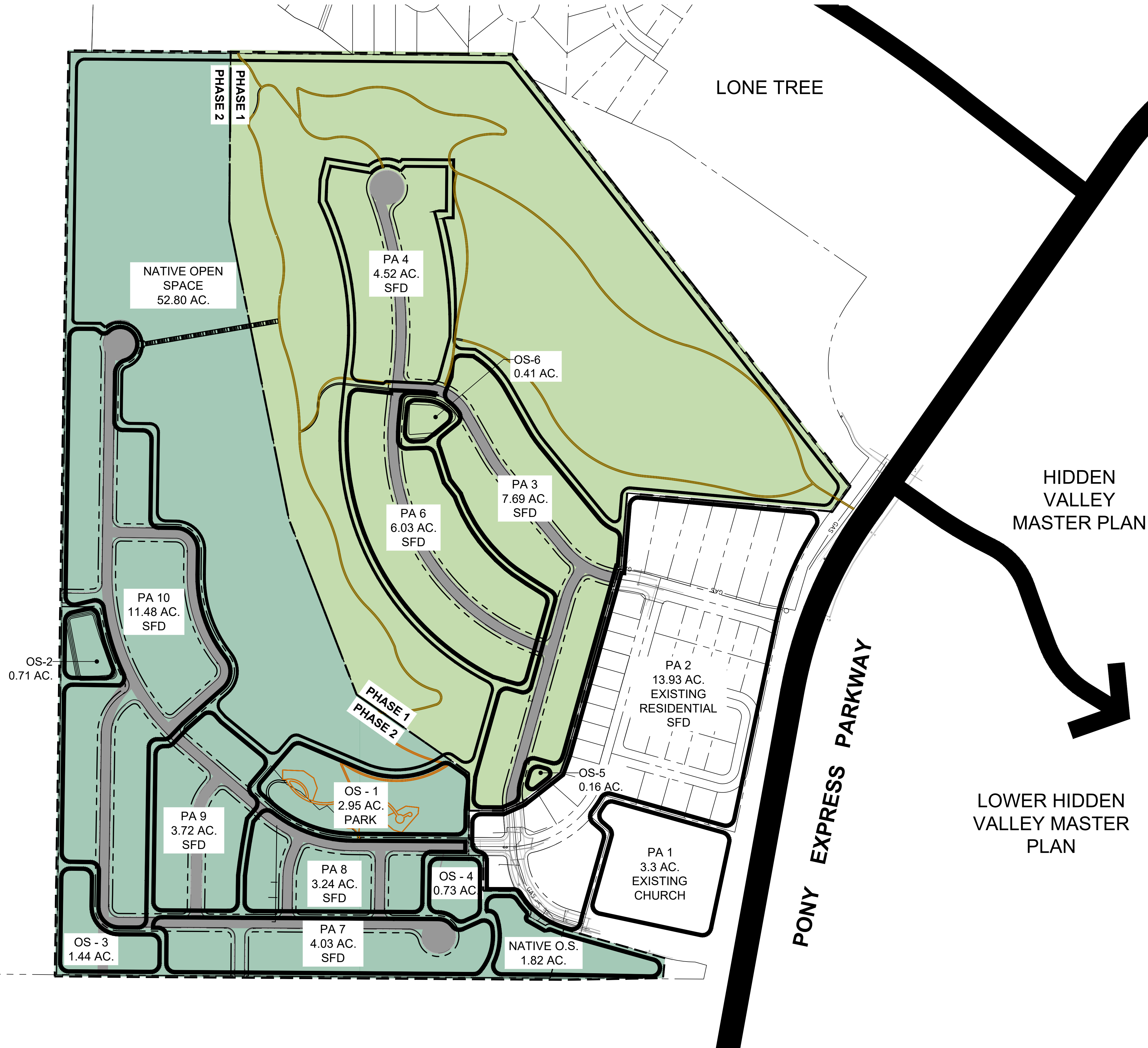
[Existing Approval and Surrounding Development.pdf](#)

[Comparisons.pdf](#)

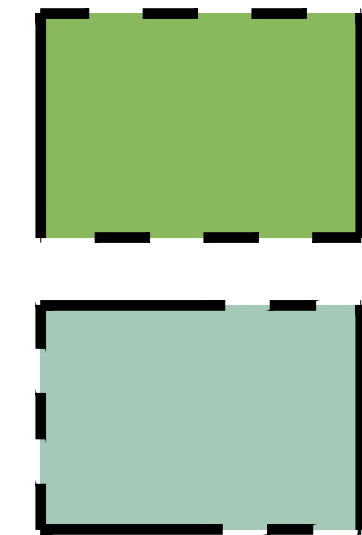
[Open Space.pdf](#)

[Preliminary Plat](#)

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



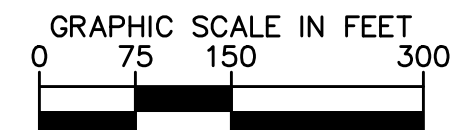
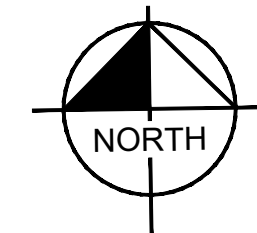
PROPOSED TRAIL PHASE 1



PROPOSED TRAIL PHASE 2



PROPOSED STAIRS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH PHASING PLAN

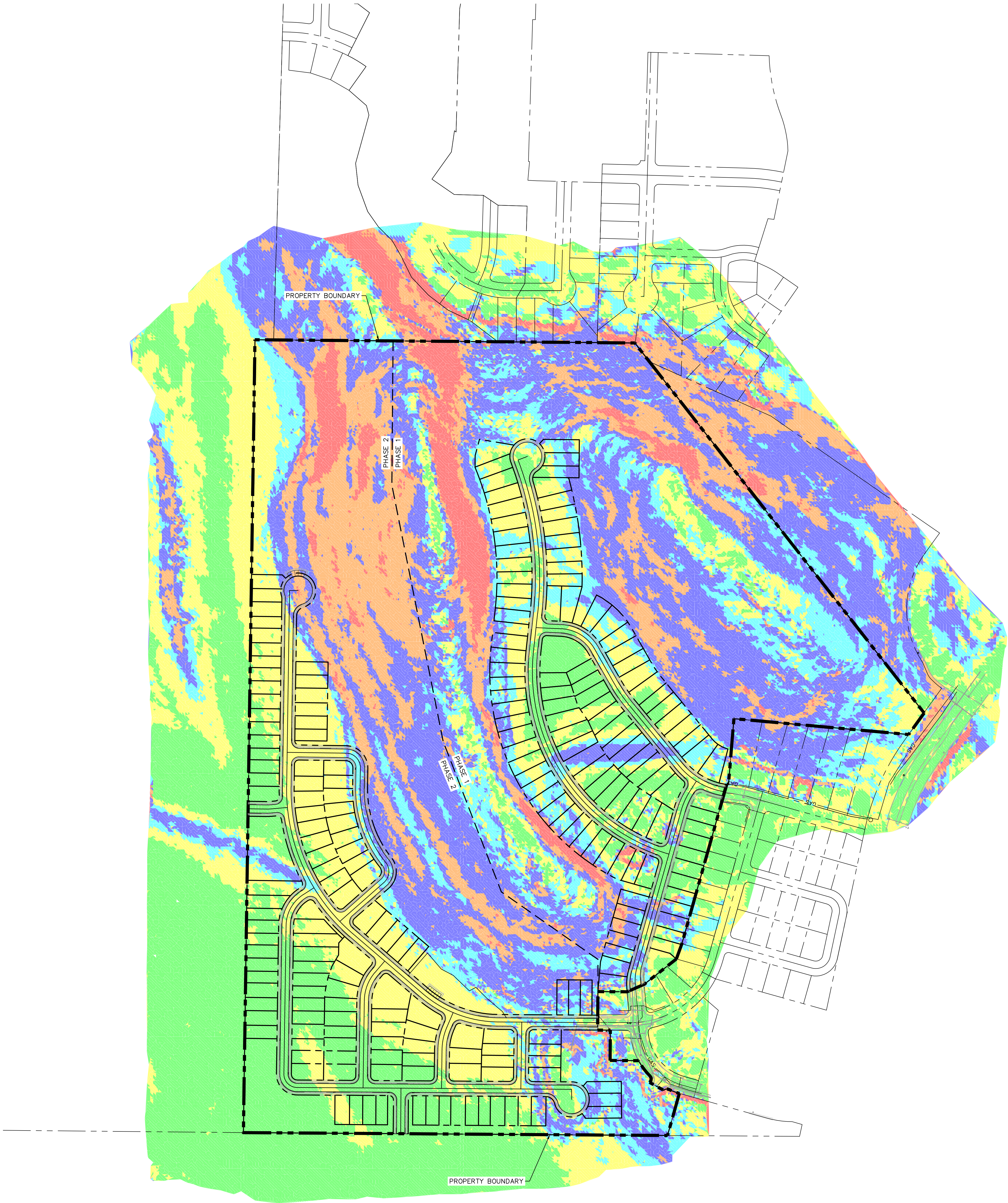
EAGLE MOUNTAIN, UTAH

Kimley»Horn

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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 N 01
PROJECT NO. 196011002		
DWG. NAME PH_PRELIMINARY PLAT.dwg		

CASE NO.: TBD



LEGEND

PROPERTY BOUNDARY

PHASE LINE

0%–5%

5%–10%

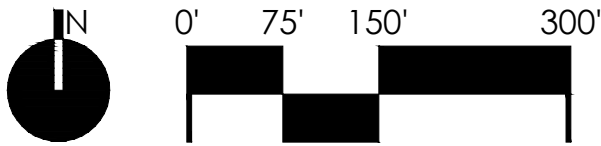
10%–15%

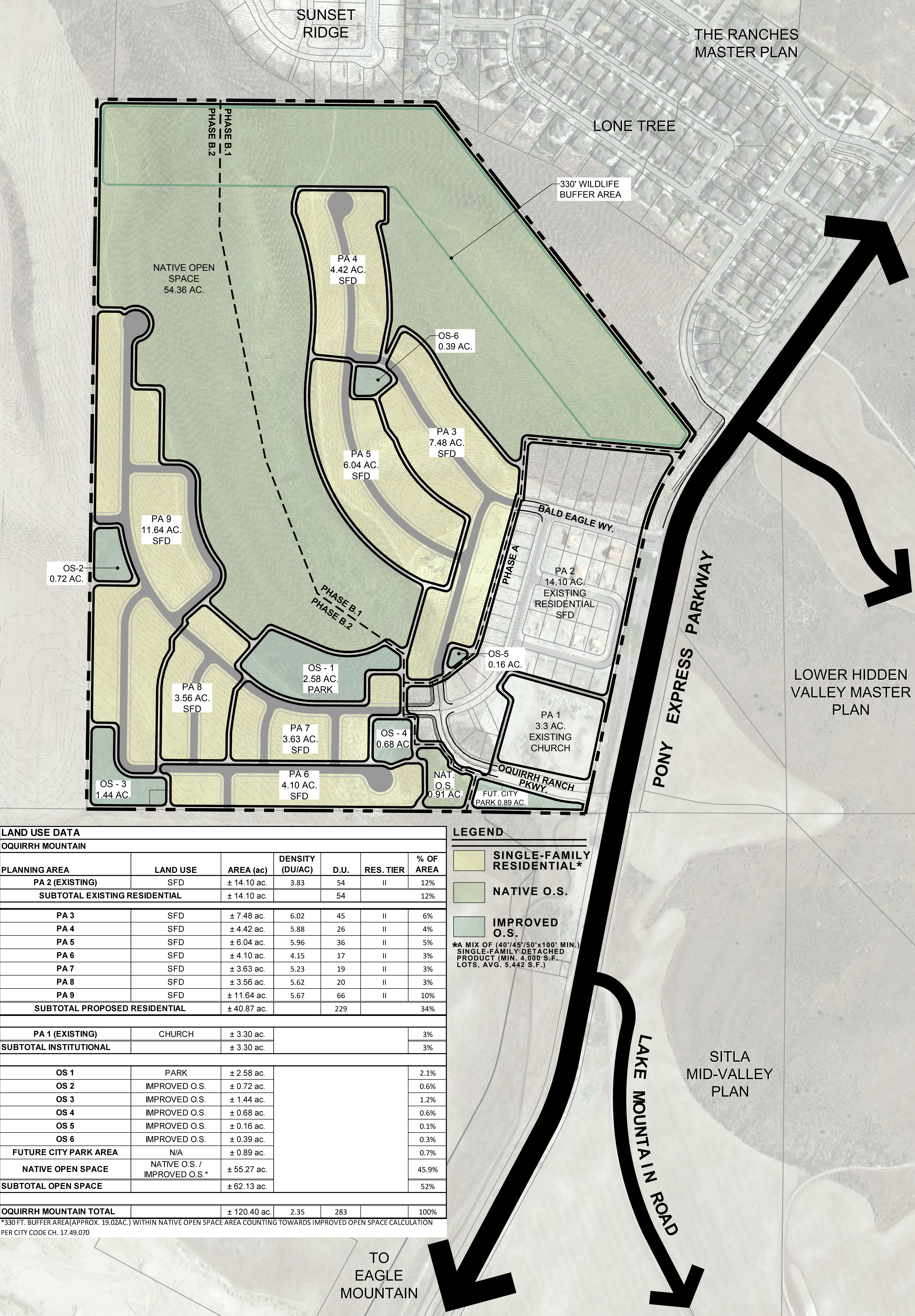
15%–25%

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%





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	N/A	± 0.89 ac.				0.7%
NATIVE OPEN SPACE	NATIVE O.S. / IMPROVED O.S.*	± 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*

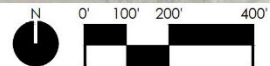
NATIVE O.S.

IMPROVED O.S.

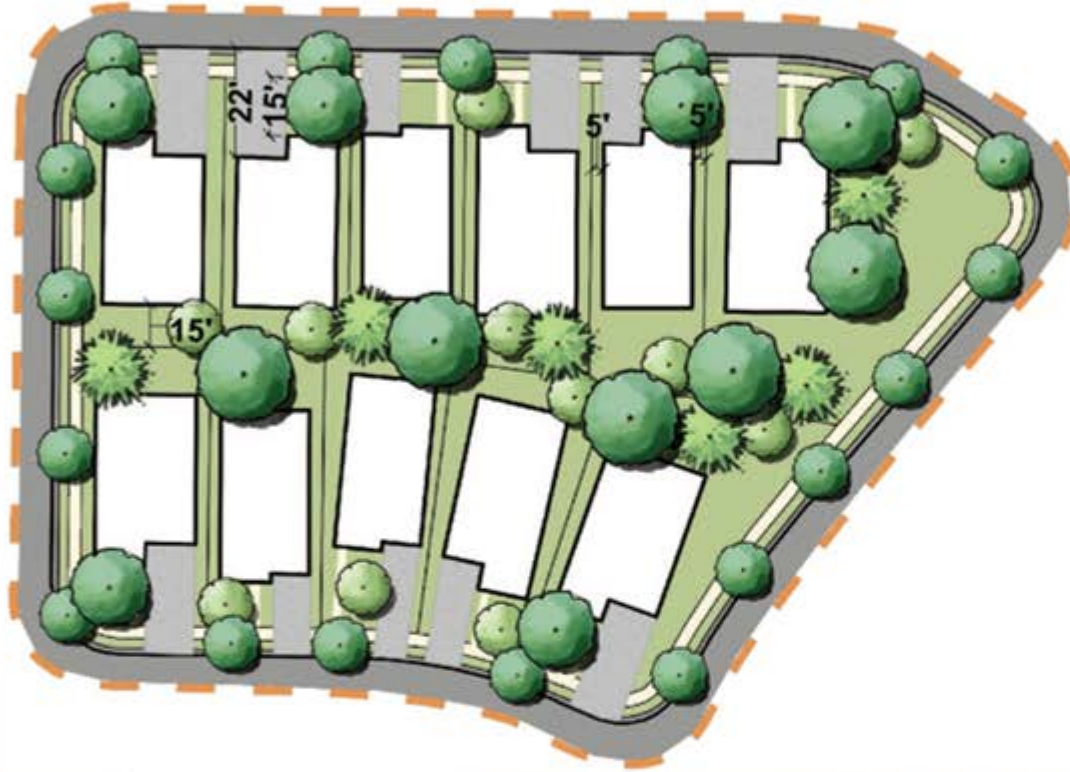
*A MIX OF (40'/45'/50'x100' MIN.) SINGLE-FAMILY DETACHED PRODUCT (MIN. 4,000 S.F. LOTS, AVG. 5,442 S.F.)

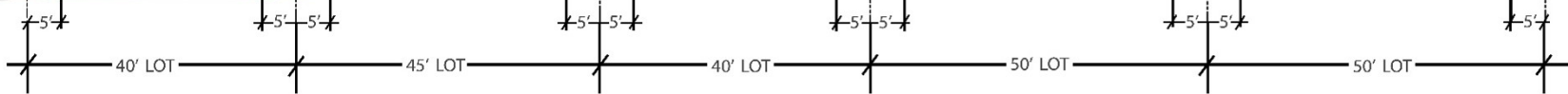
SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.24	
UNIT TYPE	UNIT COUNT	MIX
40' x 100'	61	27%
45' x 100'	109	48%
50' x 100'	59	26%
TOTAL	229	100%

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



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:

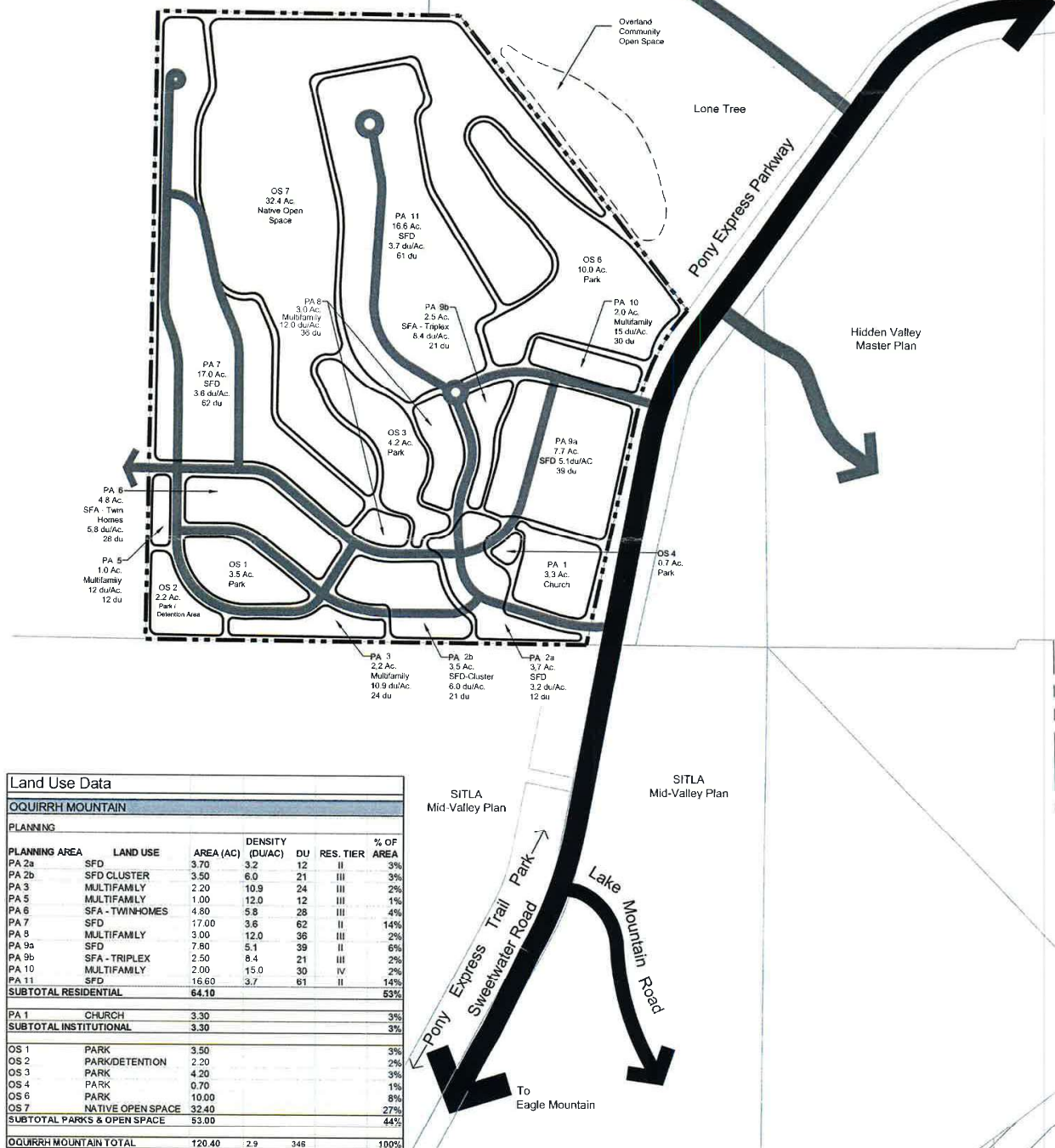
Planning Area	Proposed Land Use	Area (Acres)	Development Units	Maximum Density Units / Acre	Res. Tier
PA-1	Church Site	3.3	0	0	-
PA-2a	Single-Family Detached	3.7	12	3.2	II

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% SUDS (SUDS) (SUDS) (SUDS)
100% SUDS (SUDS) (SUDS) (SUDS)
100% SUDS (SUDS) (SUDS) (SUDS)

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

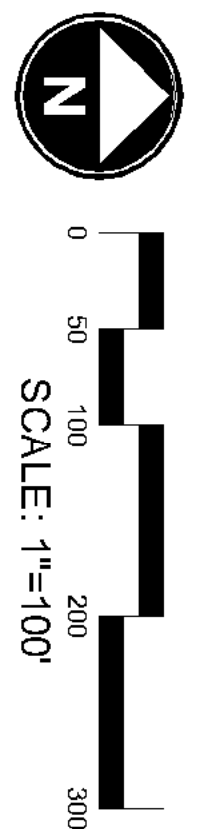
Vested Development Standards (Tier II - Tier IV)							
Tier	Setbacks				Frontage	Minimum Lot Size	Average Lot Size
	Front Yard	Rear Yard	Side Yard	Corner			
Tier II	15' / 22'***	20'	5' & 10'	15'	55' (& 60' for 20% of the project)	n/a	n/a
Tier III (Single Family)	15' / 22'***	20'	5' & 10'	15'	55' (& 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'							



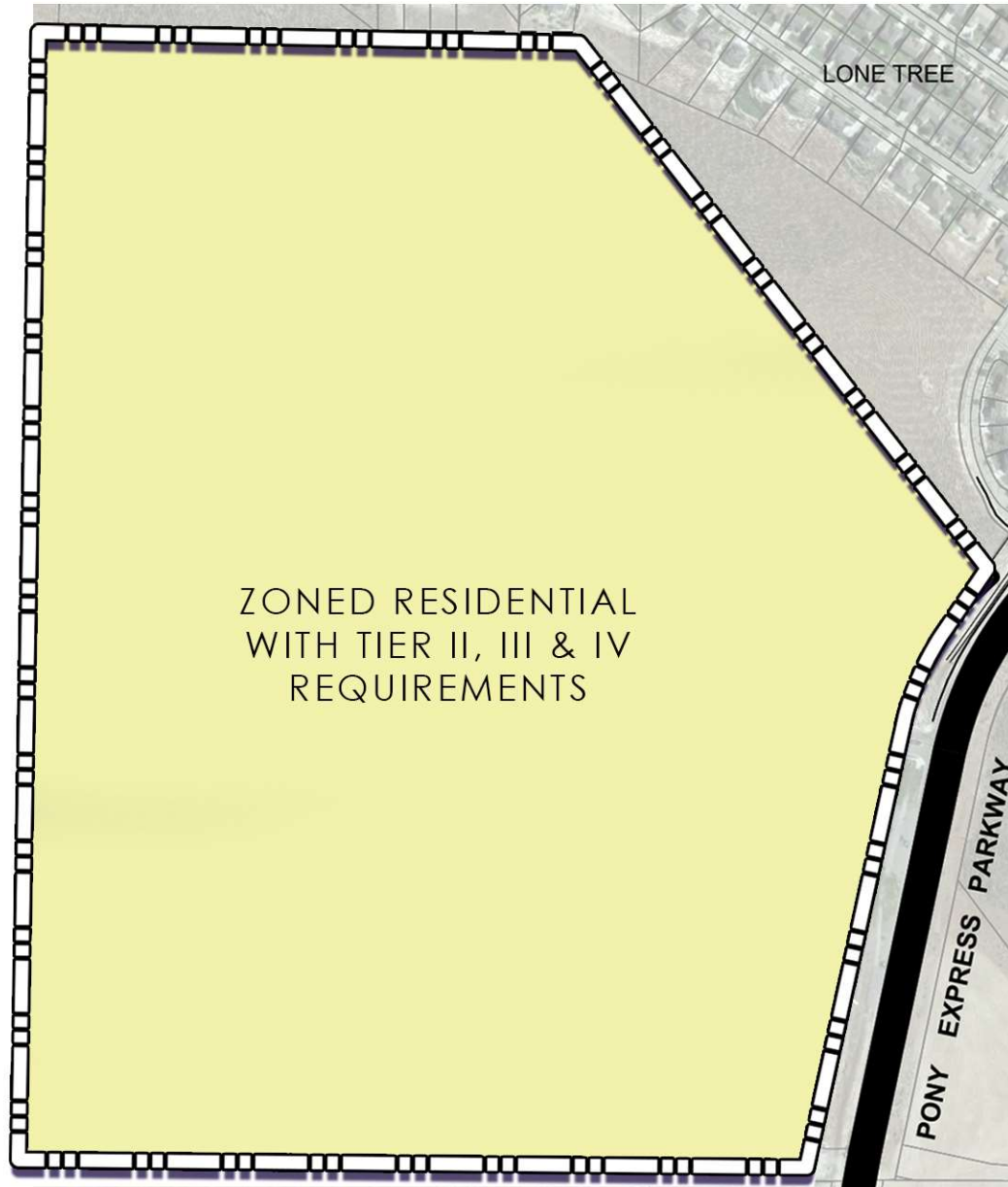
OVERLAND - VILLAGE 2

MASTER PLAN

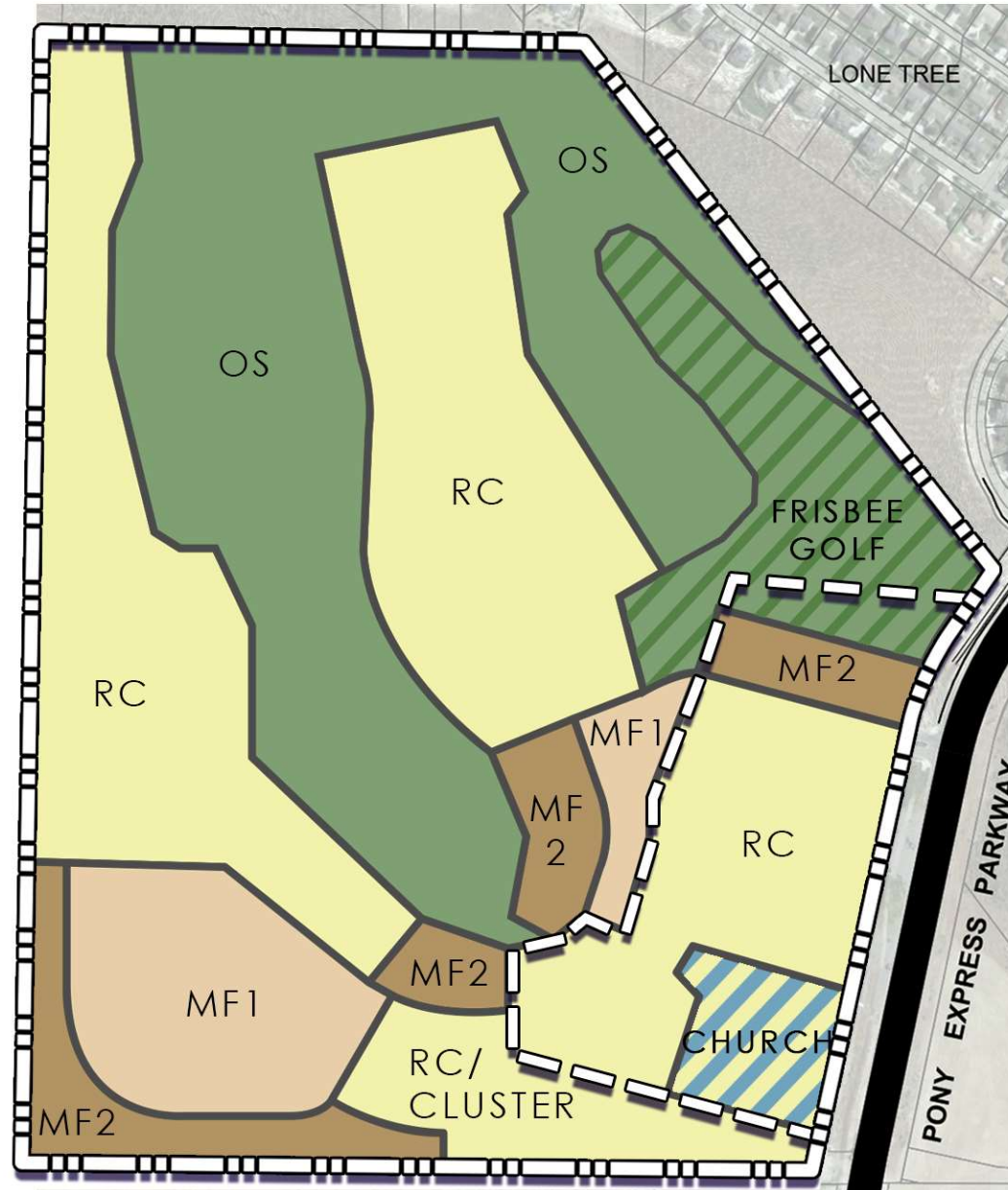
MAP DATE: OCTOBER 8, 2020



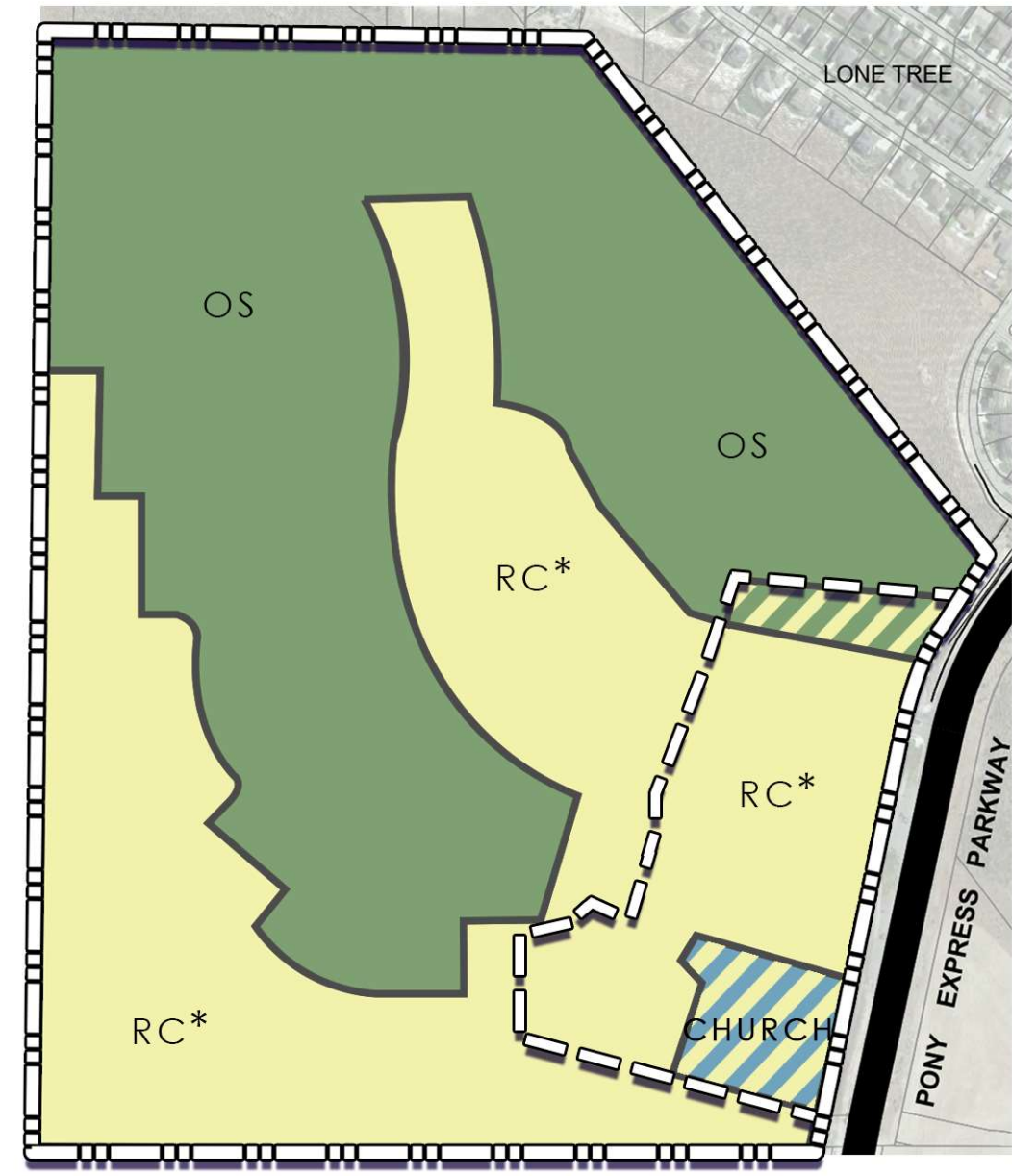
APPROVED MDA (5.3 DU/AC)



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

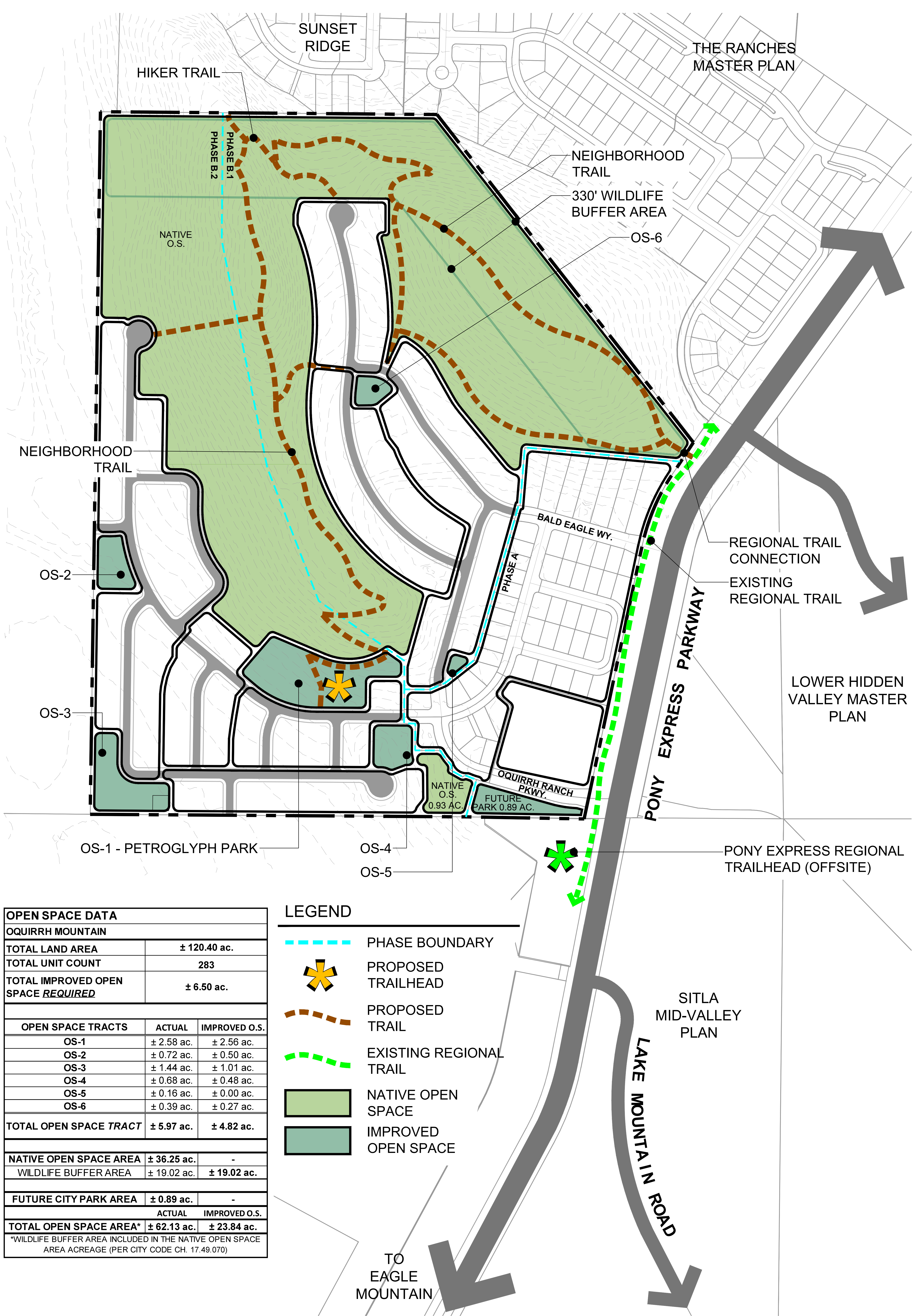


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	RC Development Standards	Proposed Modified RC Development Standards	Vested Single Family (Tier II) Development Standards
Minimum Lot Size	4,500 s.f.	4,000 s.f.	n/a
Average Lot Size	6,000 s.f.	5,442 s.f.	n/a
Minimum Frontage	58'	40'	55' (20% of development 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

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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

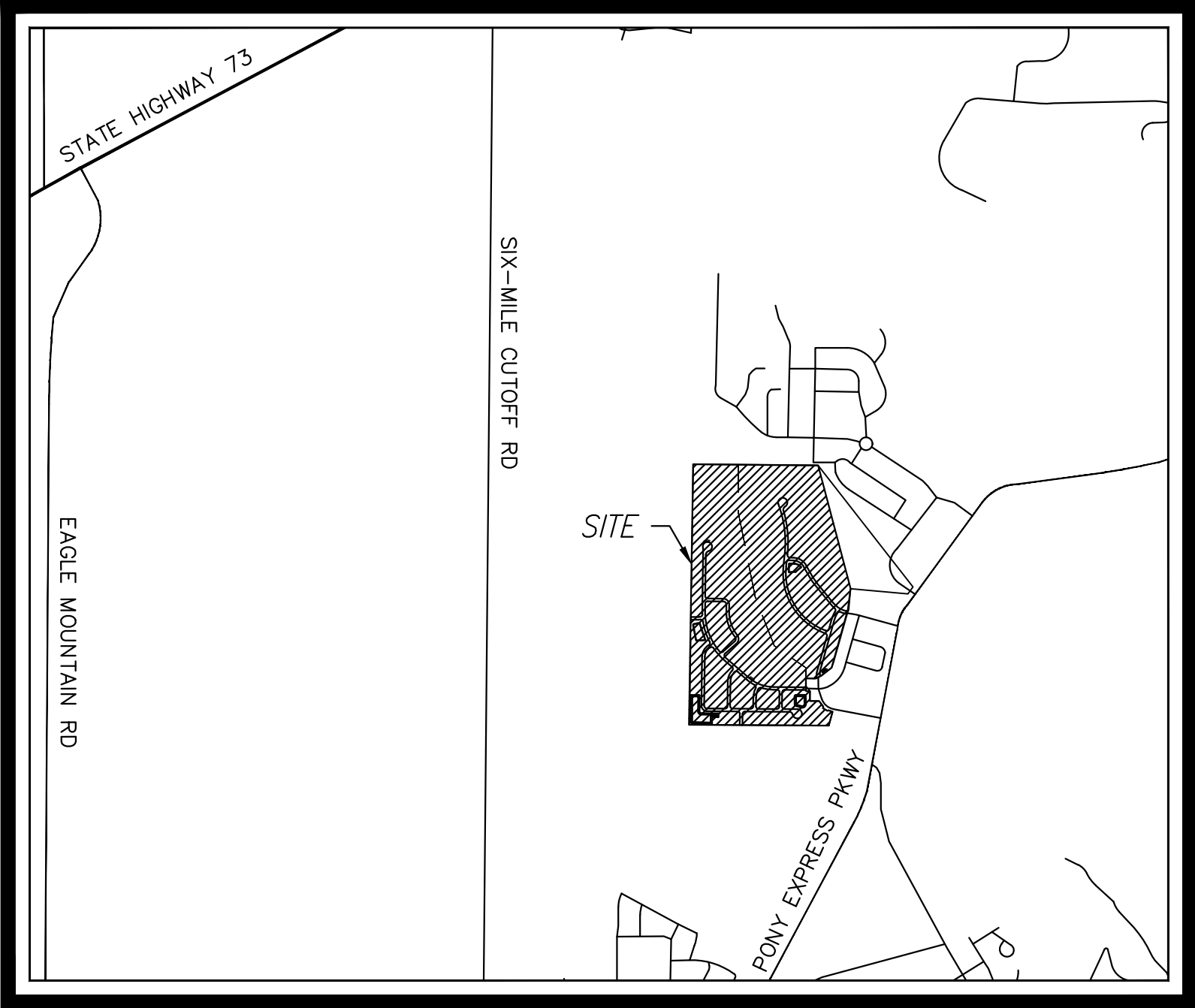
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

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

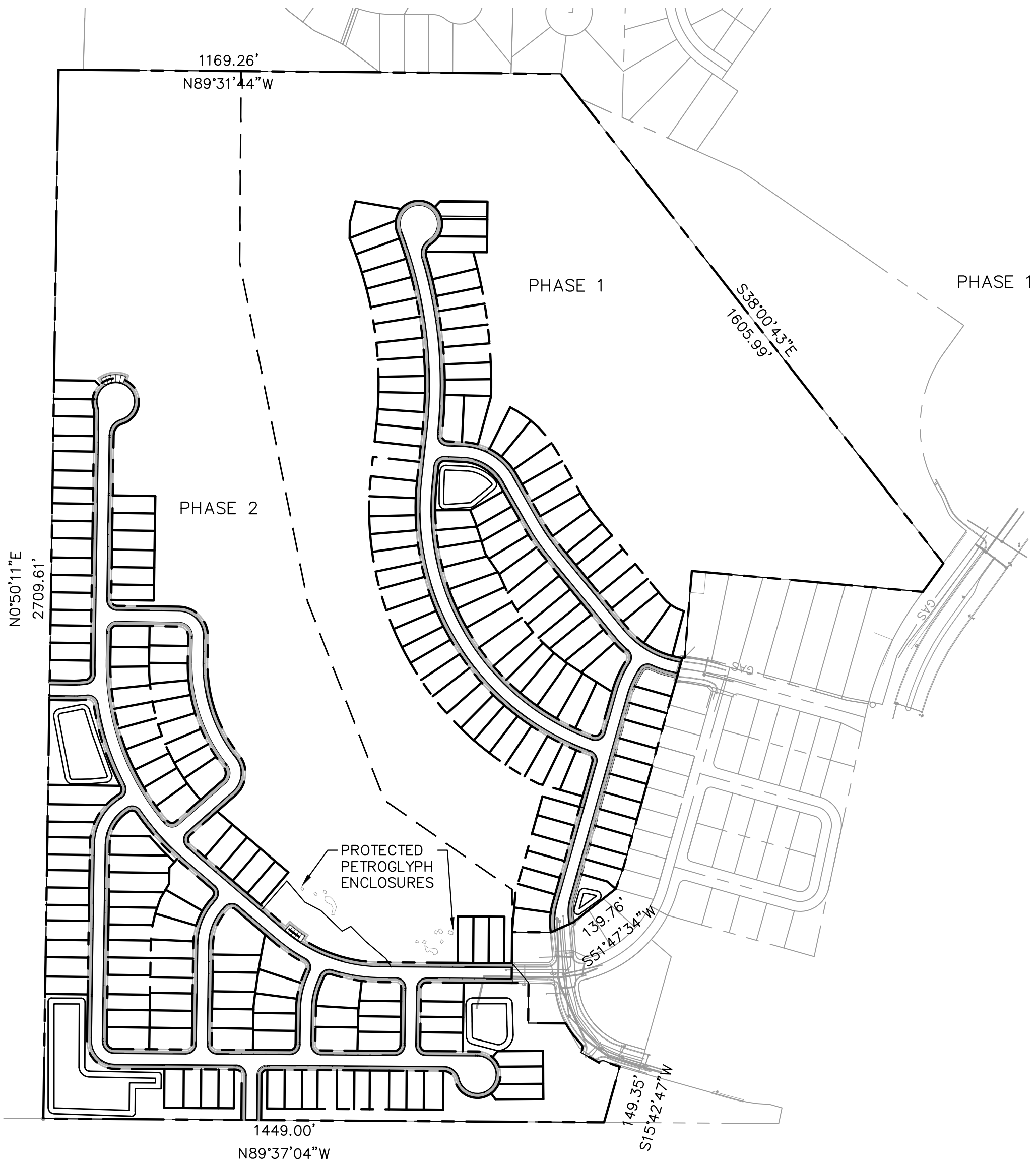
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

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
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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

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CASE NO.: TBD

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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.
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OQUIRRH MOUNTAIN RANCH
AREA TABLES

EAGLE MOUNTAIN, UTAH



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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

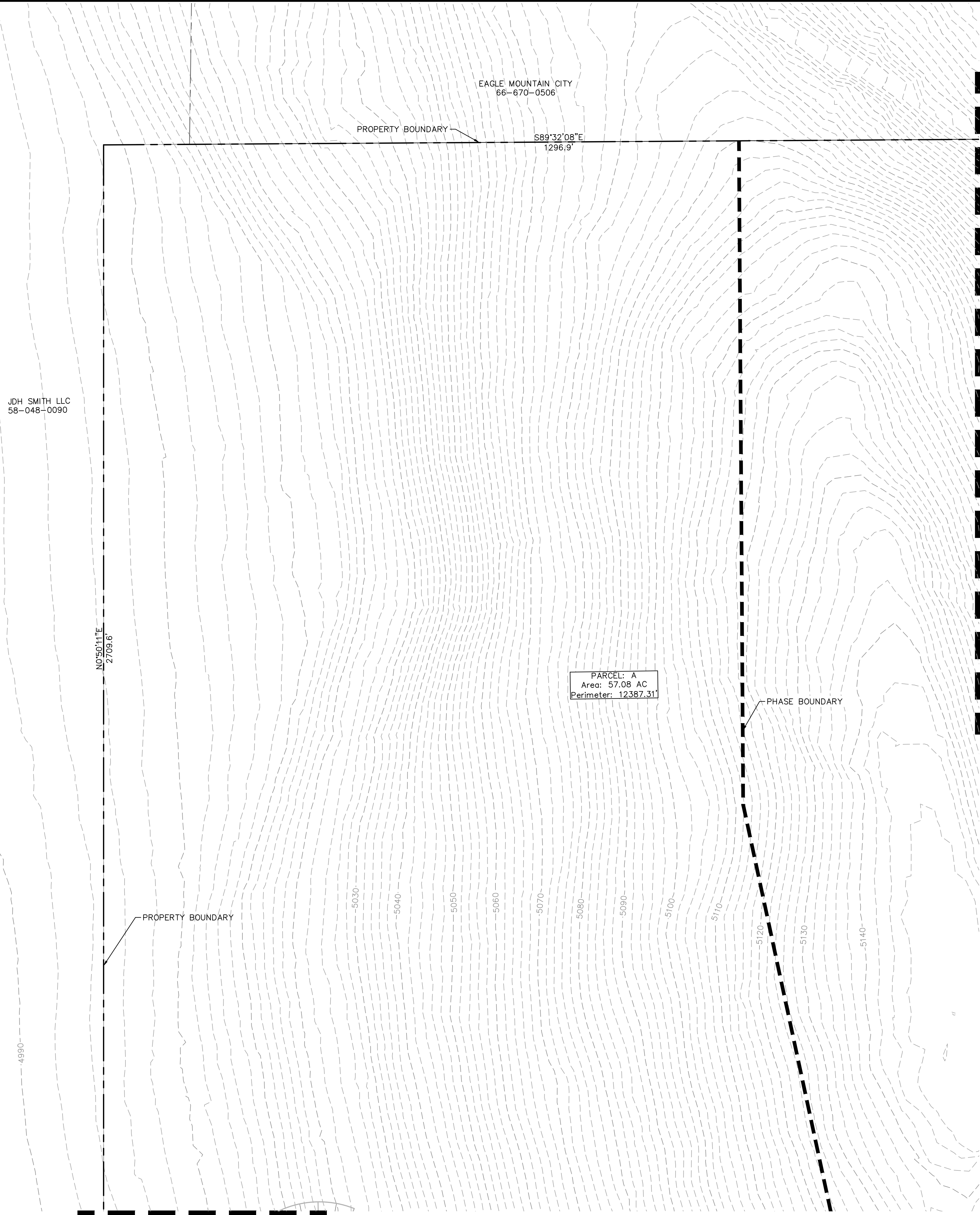
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SHEET NO.
2

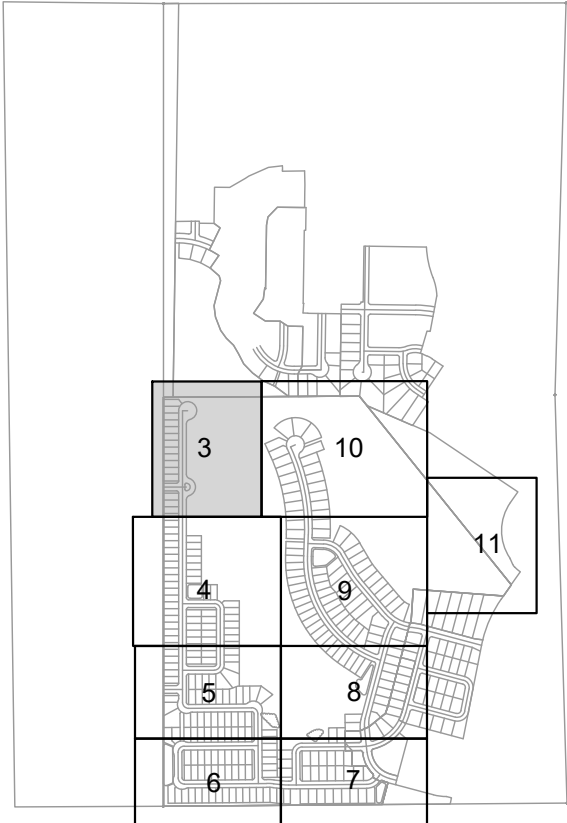
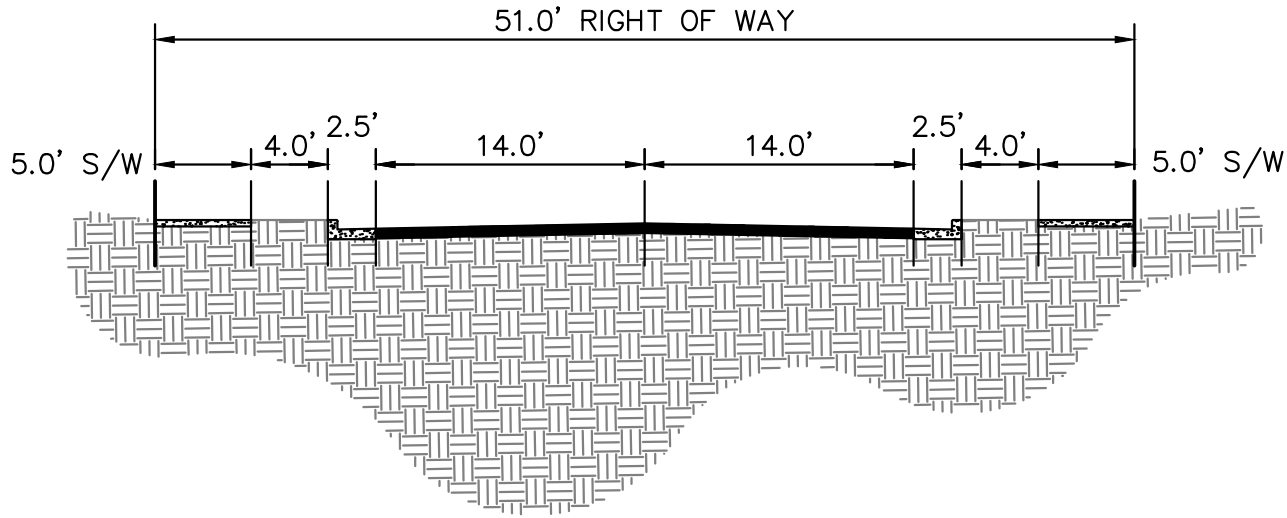
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CASE NO.: TBD

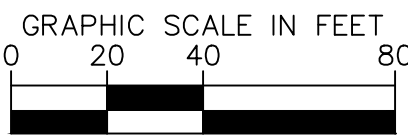
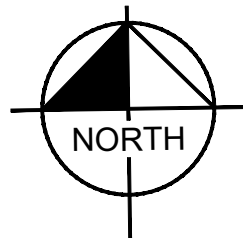
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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		SHEET NO. 3
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		
of 21 sheets		

of 21 sheets

CASE NO.: TBD

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JDH SMITH LLC
58-048-0090

MATCHLINE SEE SHEET 3 FOR CONTINUATION

PROPERTY BOUNDARY

N SLICK ROCK WAY

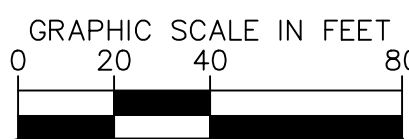
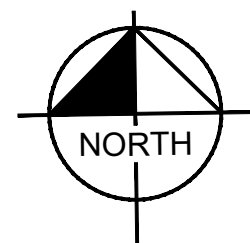
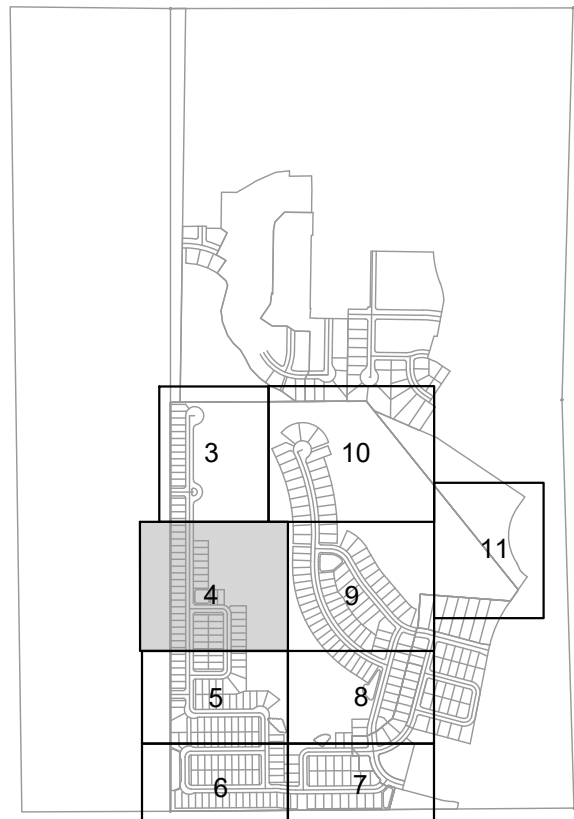
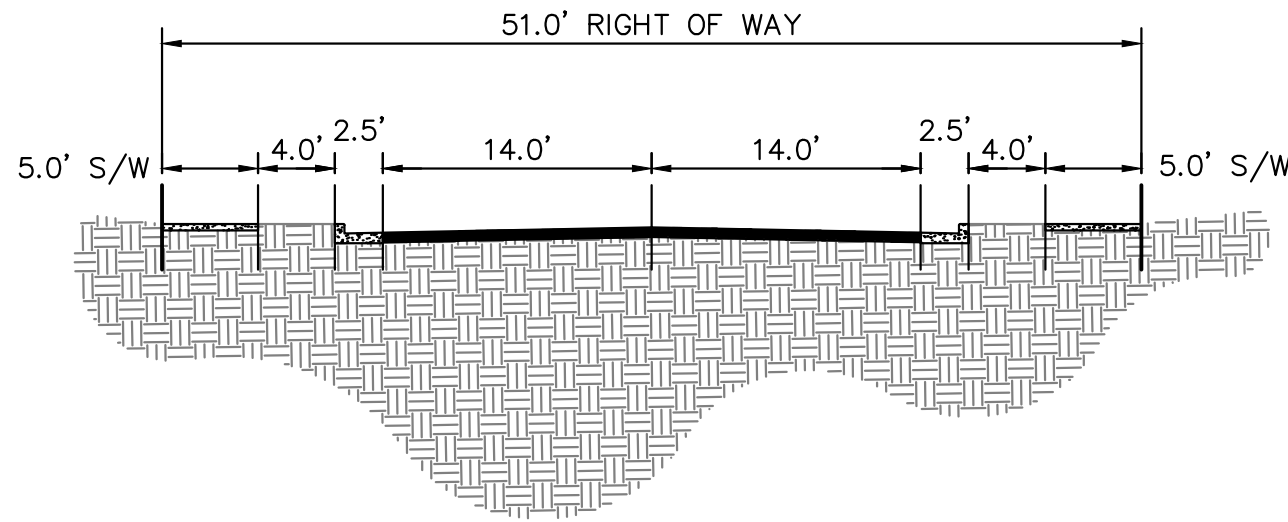
18+00(51' ROW)

SWITCHBACK WAY

8+00(51' ROW)

MATCHLINE SEE SHEET 5 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW



Know what's below.
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OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC

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

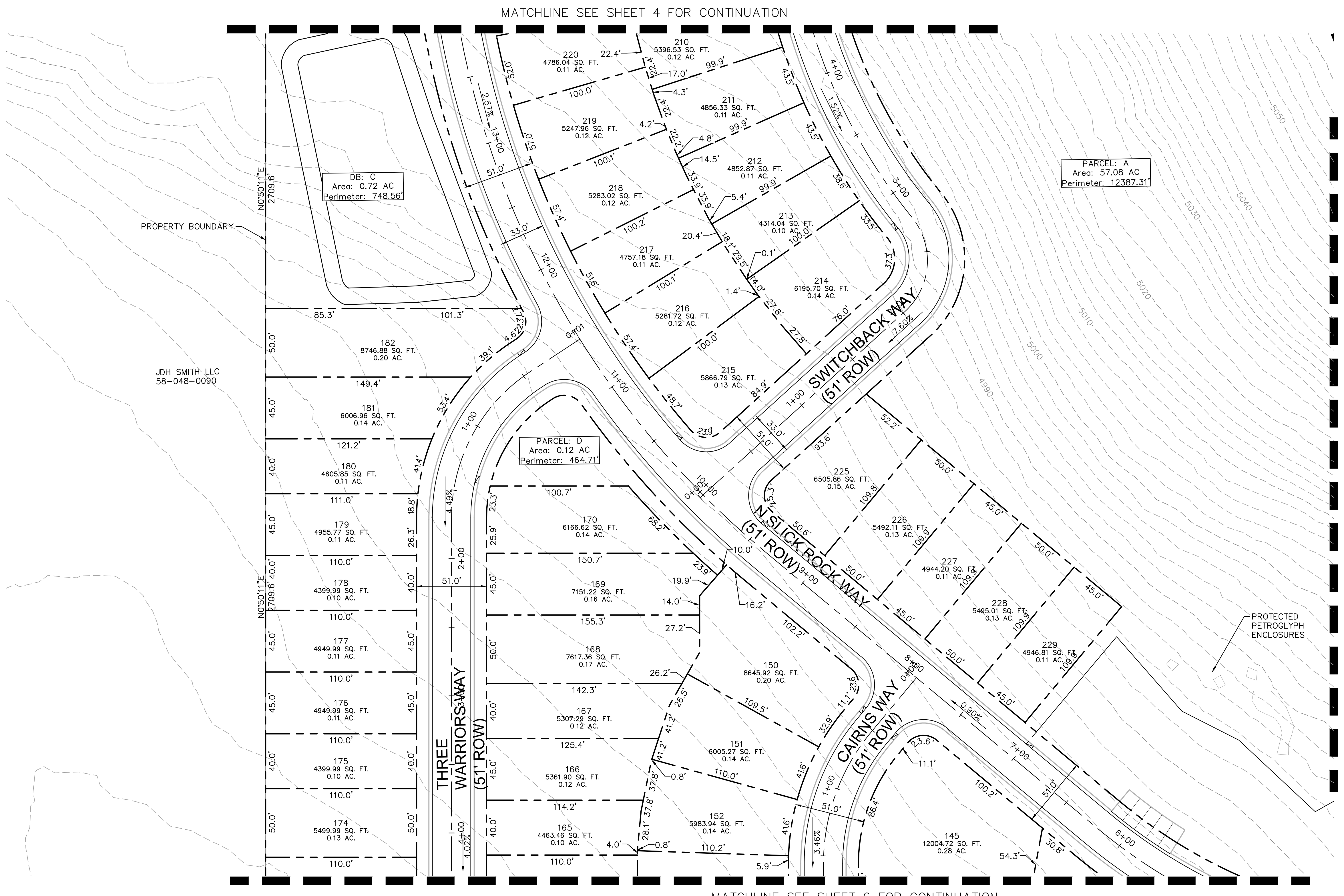
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JULY 2021	
PROJECT NO.	

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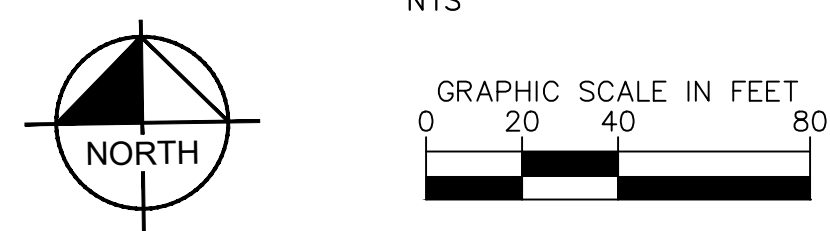
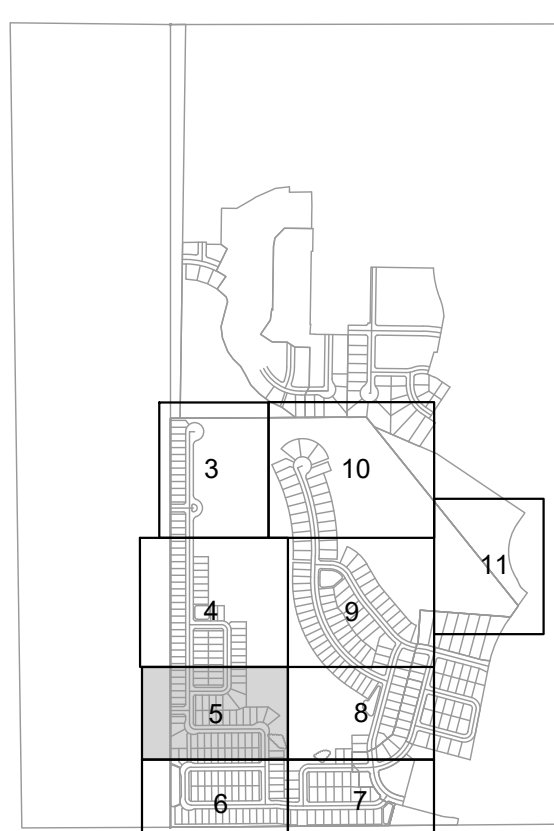
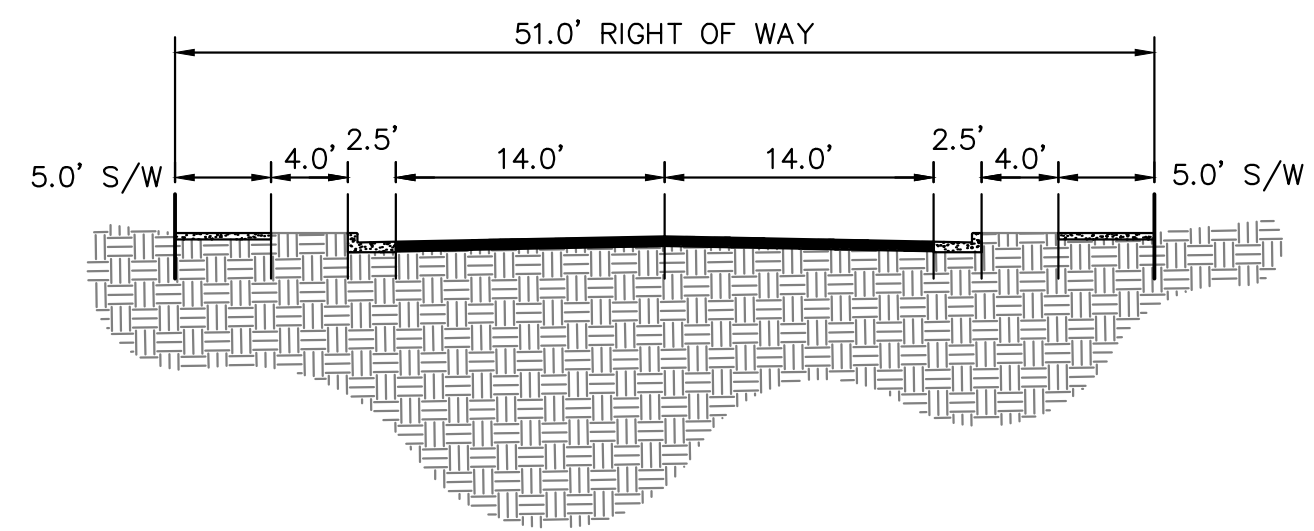
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CASE NO.: TBD

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LOCAL STREET CROSS-SECTION - 51' ROW





OQUIRRH MOUNTAIN
EAGLE MOUNTAIN, UTAH



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EAGLE MOUNTAIN, UTAH

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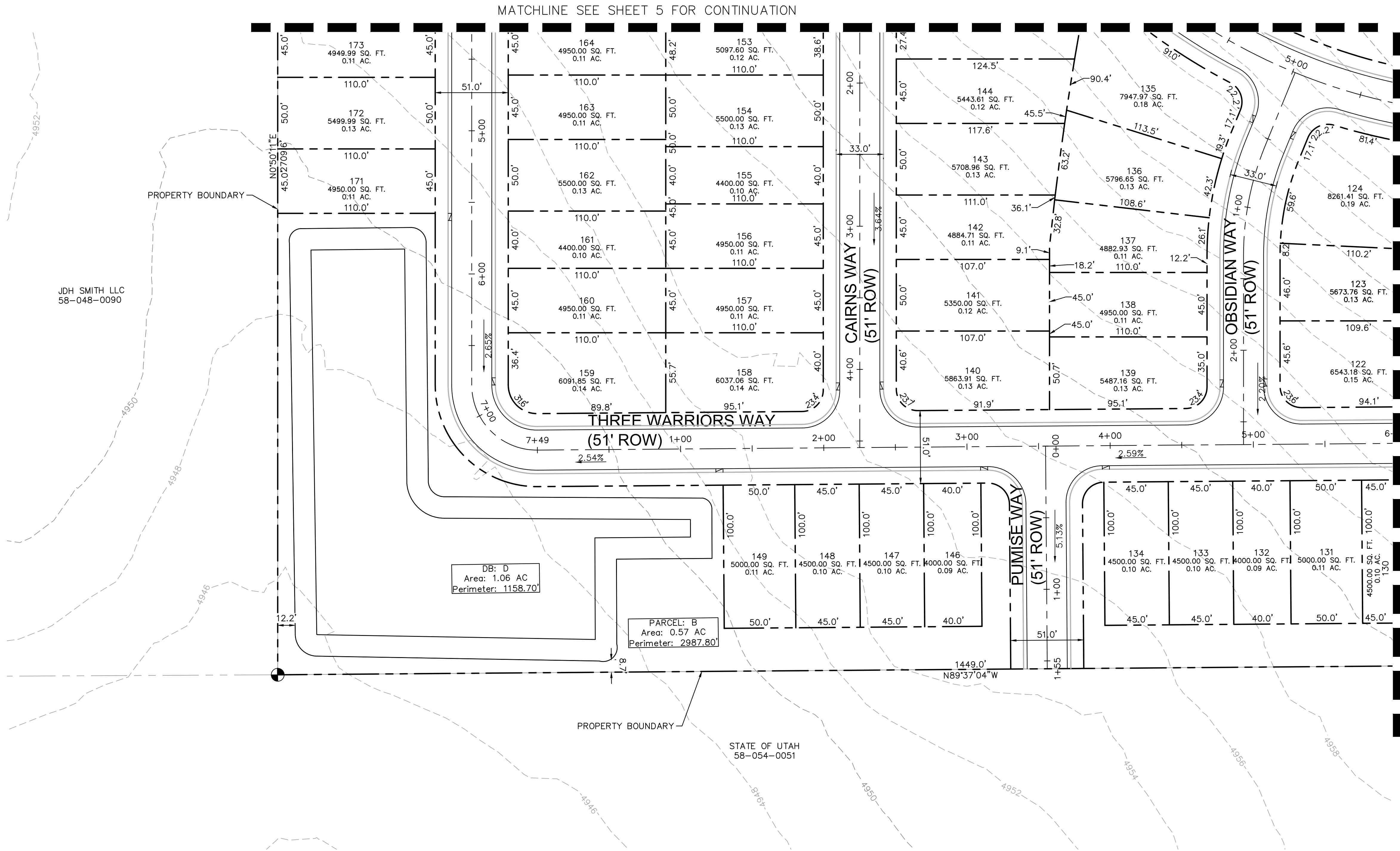
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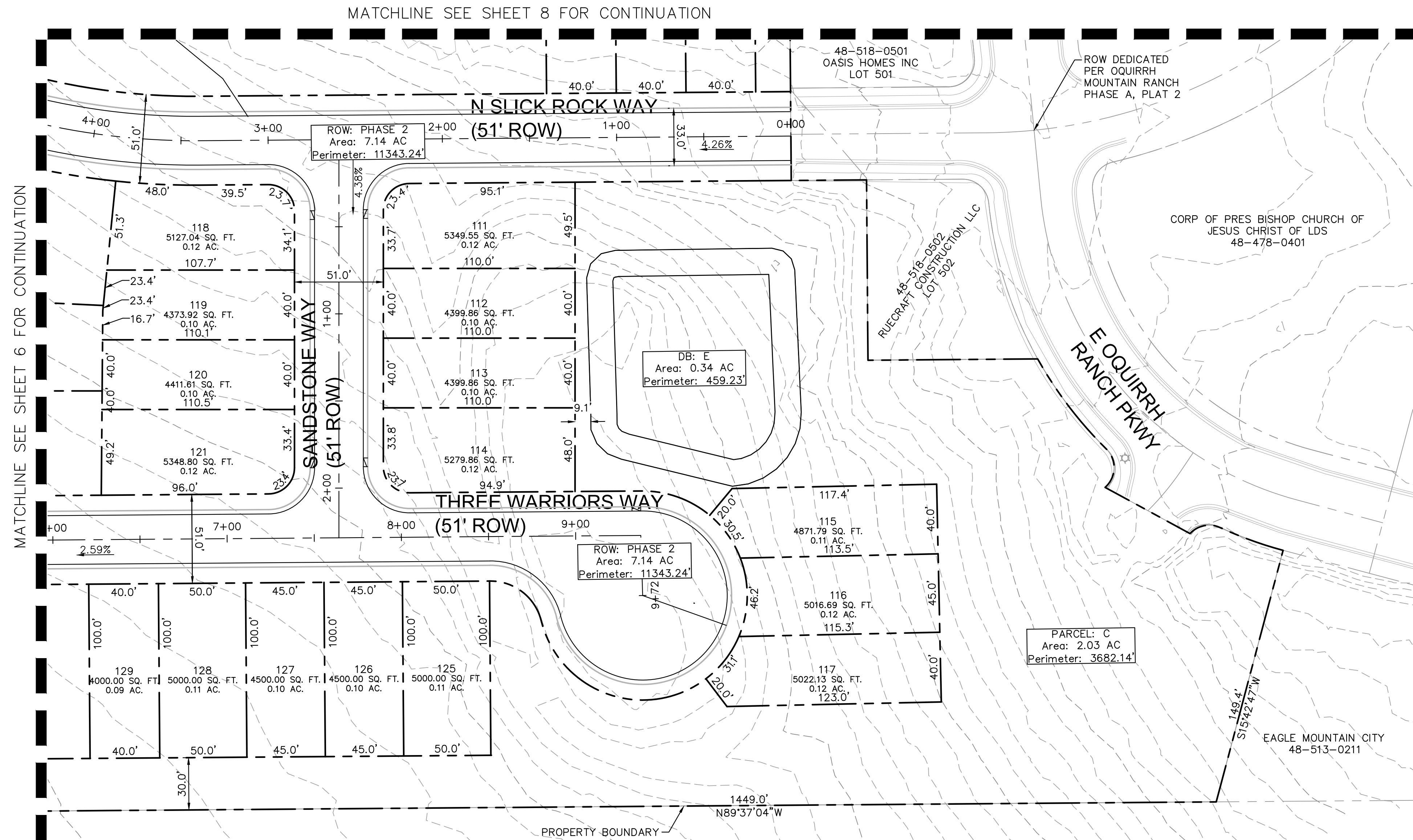
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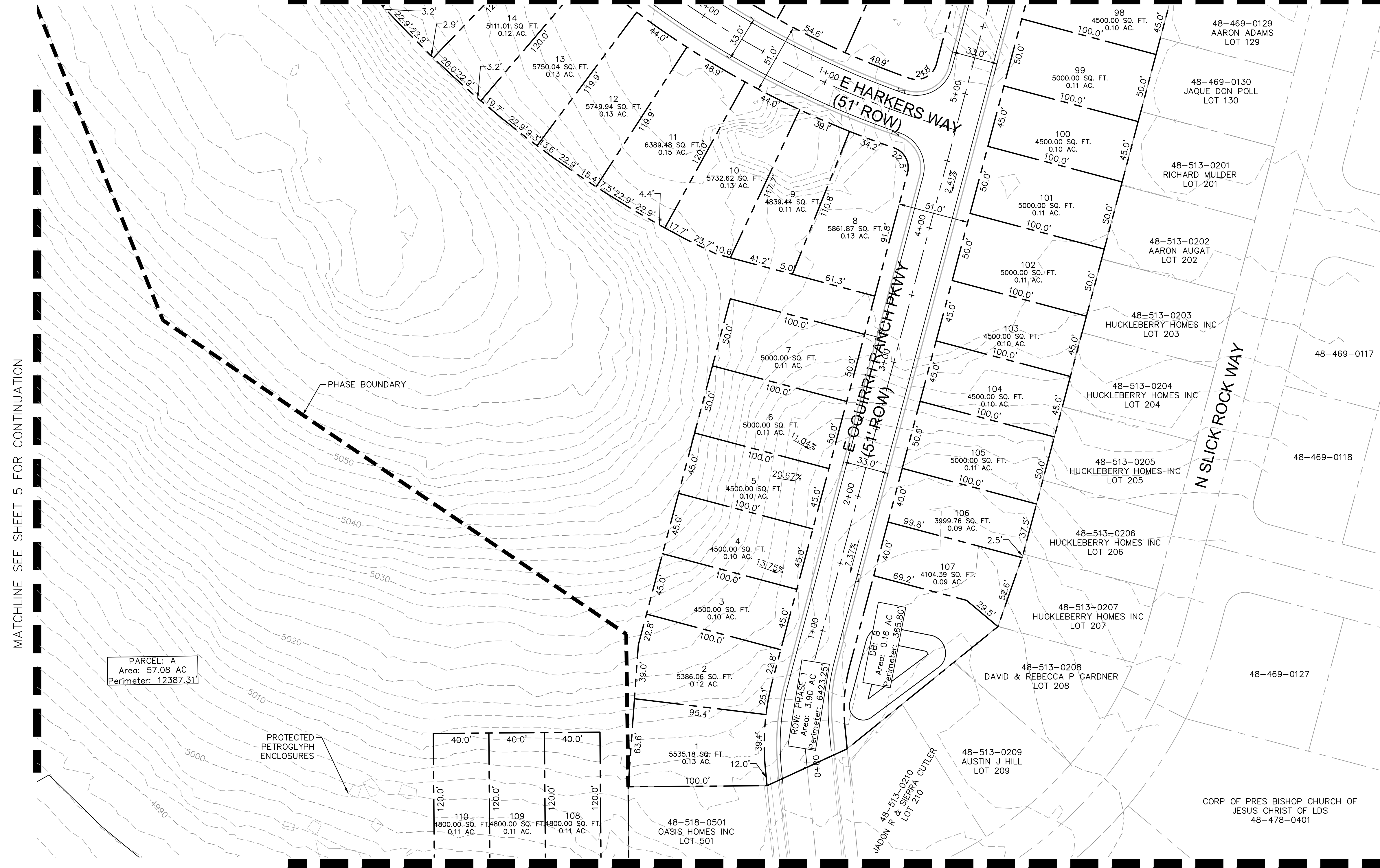


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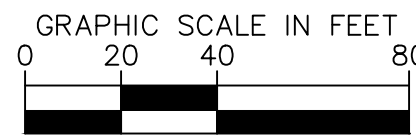
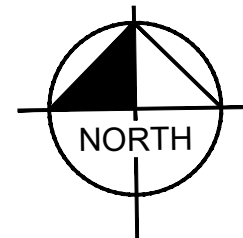
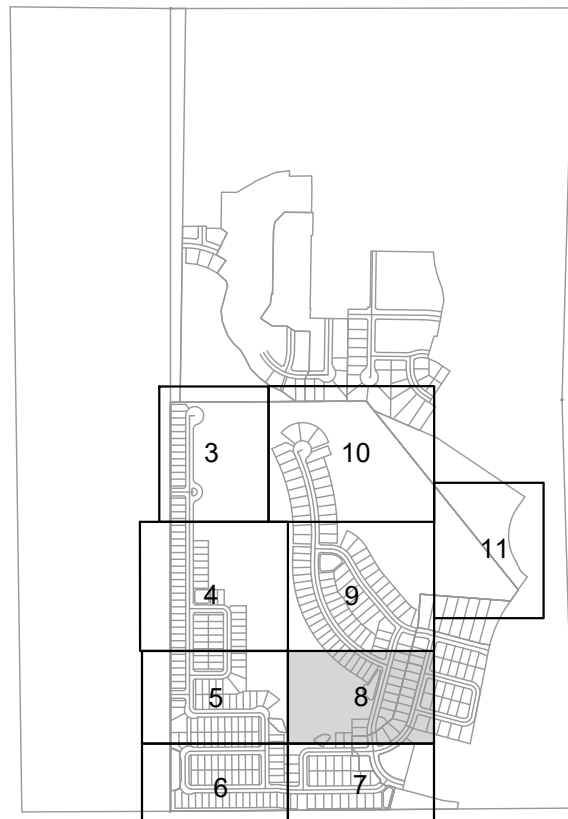
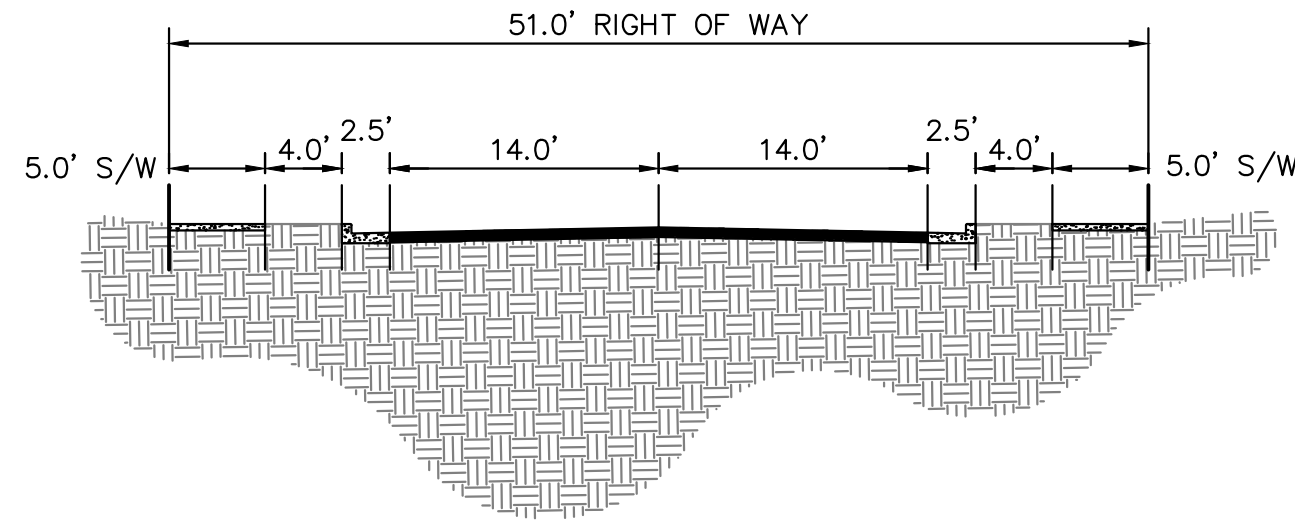
MATCHLINE SEE SHEET 5 FOR CONTINUATION

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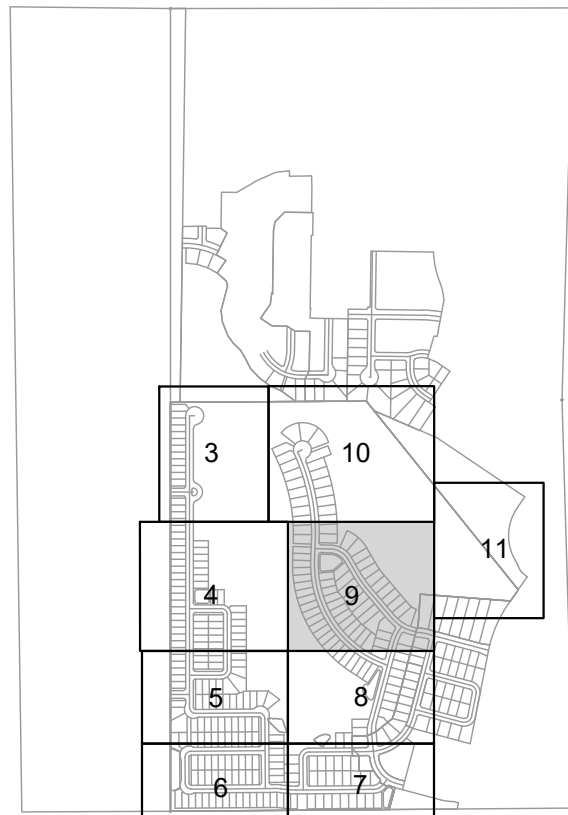
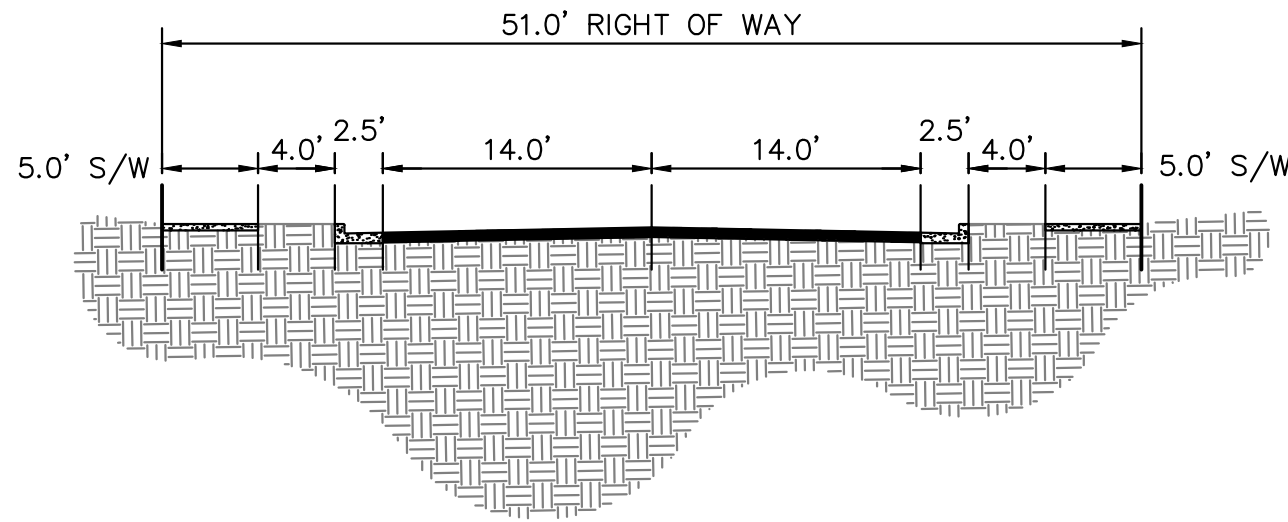
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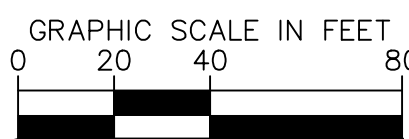
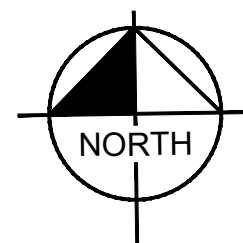
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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CASE NO.: T8D

y. Farrell

MATCHLINE SEE SHEET 3 FOR CONTINUATION

37
84 SQ. FT.
13 AC.
120.0'

MATCHLINE SEE SHEET 11 FOR CONTINUATION

KEY MAP
NTS

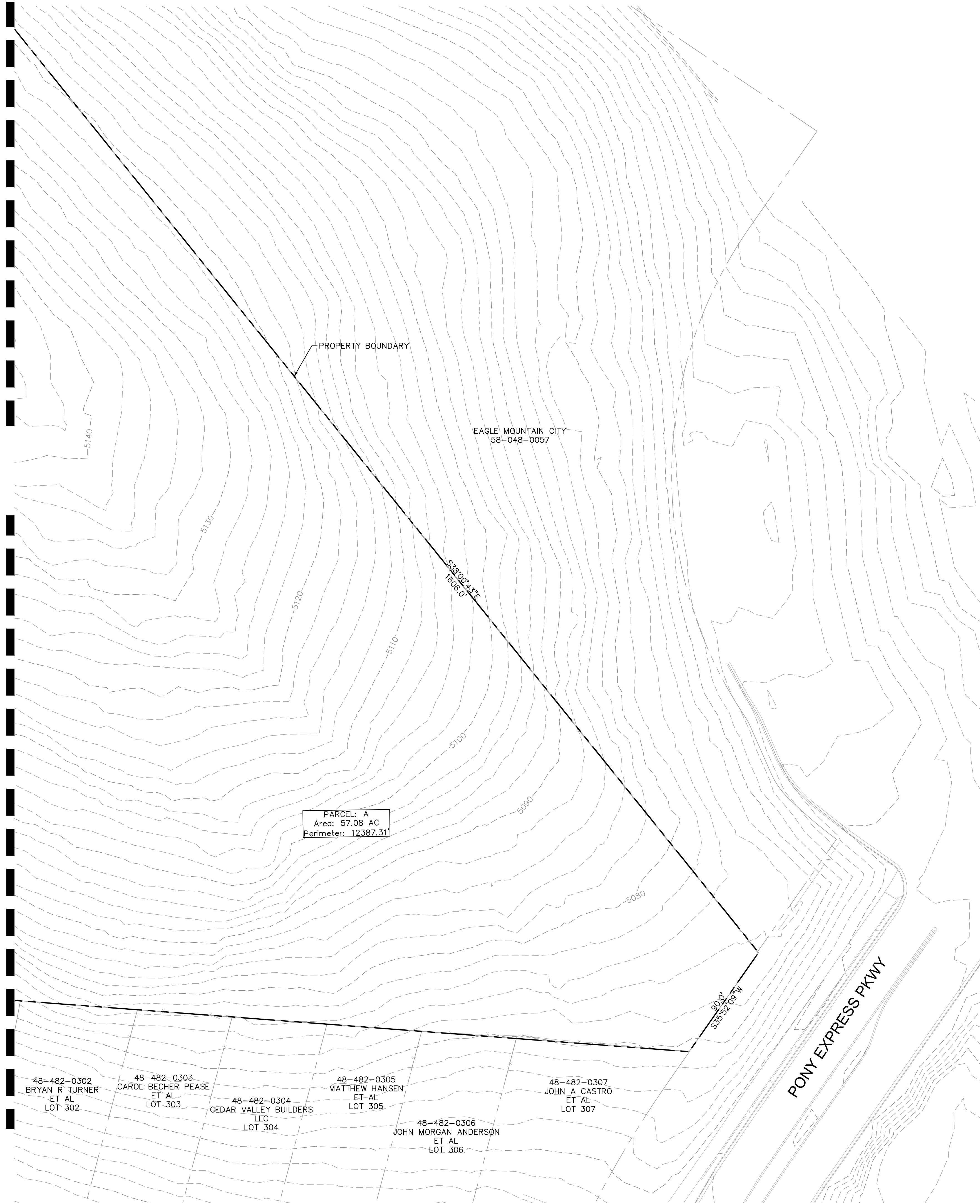
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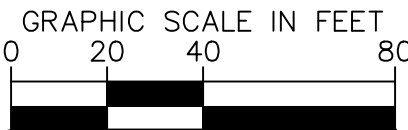
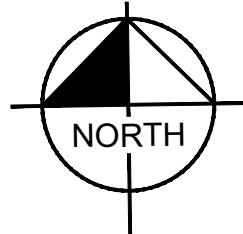
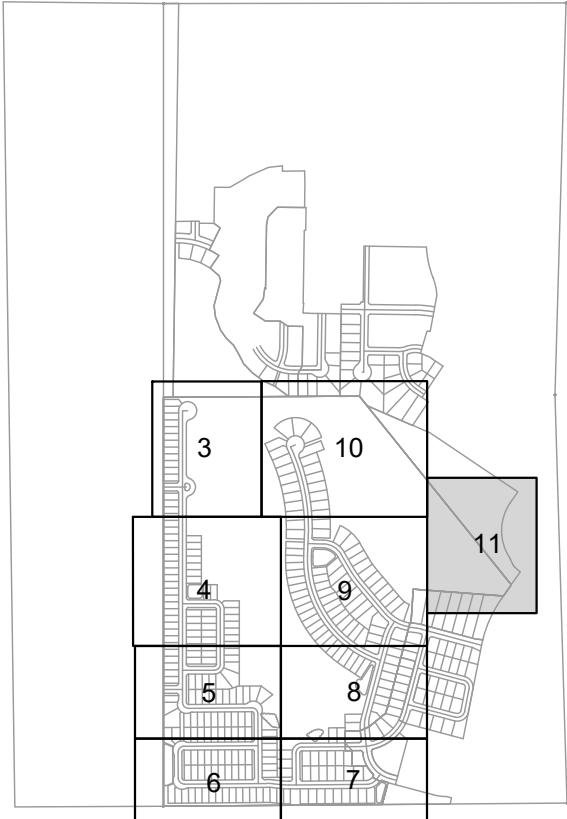
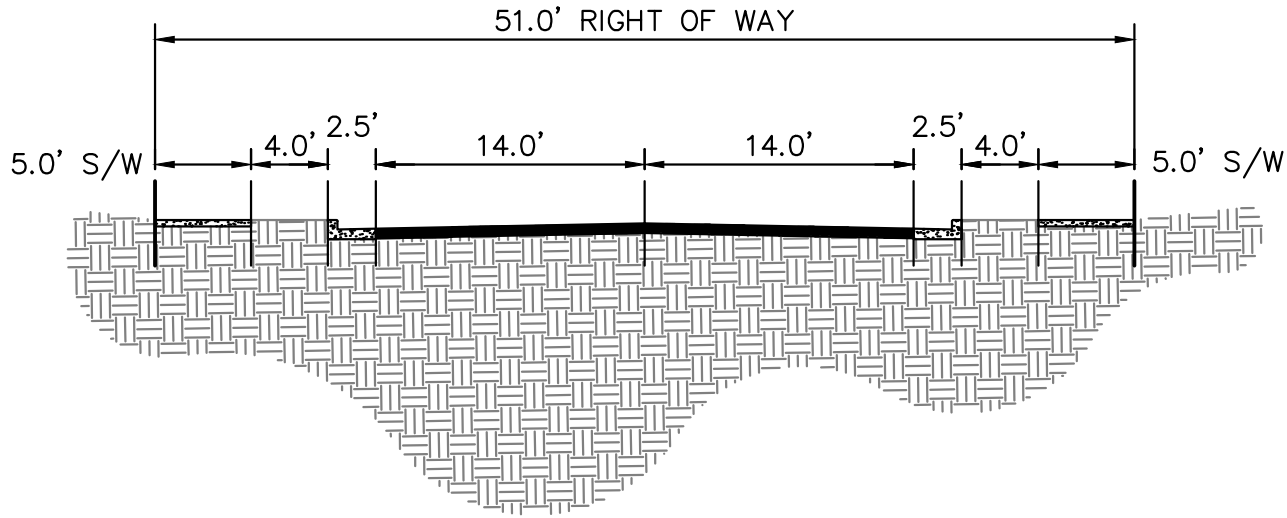
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CASE NO.: TBD



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 24, 2021

TITLE: Coyote Run - **ITEM REMOVED AT APPLICANT REQUEST**

ITEM TYPE: Preliminary Plat

APPLICANT: Scot Hazard (For RCM Homes)

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS: