



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

July 13, 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 - Landscaping Completion

A discussion on EMMC 17.25.050 A and 17.60.100 regarding the timing element for landscaping for lots developed by Developers or Owner Builders, and requirements for landscaping completion based upon lot sizes.

1.B DISCUSSION ITEM - Detached Accessory Apartments

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 June 22, 2021 Planning Commission Minutes PC Minutes 6.22.2021 - DRAFT

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Oquirrh Mountain Ranch Phase B

Oquirrh Mountain Ranch is a residential development located west of Pony Express Parkway, south of Lone Tree and north of Overland; approximately 102 acres on parcel 58:048:0116. The applicant is proposing a change to the Master Development Plan and a 247 lot Preliminary Plat covering the remainder of the project.

[Executive Summary - Traffic Study](#)

[Exhibits](#)

[Preliminary Plat](#)

6.B PUBLIC HEARING - Silverlake 31

A site plan proposal for 24 units (18 cluster lots and 6 townhomes) located in Silverlake south of Silverlake Elementary and east of Silverlake Parkway, on the south side of the wash.

[Silverlake South Prelim Plat](#)

[Landscape Plans](#)

[Site Plans](#)

[Townhome Elevations](#)

6.C [Concept Plan - Smith Property](#)

An applicant is seeking Planning Commission feed back on a Conceptual Land Use Application

[Smith Property - Concept Plan](#)

6.D [Concept Plan - Ranches Crossing](#)

An applicant is seeking Planning Commission feedback on a conceptual land use application.

[Concept Plan - Color](#)

[2021_0628 - Concept Plan - Ranches Crossing.pdf](#)

6.E [Development Code Amendment - Animal Zoning Regulations EMMC 6.10](#)

A development code amendment clearing up inconsistencies in the Animal Zoning Regulations chapter of EMMC (6.10) and defining the number of horses allowed on residential lots.

[Draft Animal Ordinance](#)

6.F [MDP, Rezone, GP Amendment - Ault Farms](#)

The proposed Ault Farms project includes approximately 752 acres located east of Pony Express Parkway and south of the Eagle Point and Eagle Village neighborhoods. It proposes a mix of FR, R1, R2, R3, RC, MF1, CN, and open space areas (and a future business park area). Applications include a proposed rezone, general plan amendment, and master development plan.

[GP & Rezone & MDP Exhibits](#)

[Master Plan Tabulations](#)

[Waiver Request](#)

[Traffic Impact Study Executive Summary \(July 2020\)](#)

[Traffic Generation Study \(January 2021\)](#)

[Environmental Impact Report \(June 2020\)](#)

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 9th day of July, 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
JULY 13, 2021**

TITLE: DISCUSSION ITEM - Landscaping Completion

ITEM TYPE: Communication Item

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**

CURRENT ZONE

ACREAGE

COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021**

TITLE:	DISCUSSION ITEM - Detached Accessory Apartments		
ITEM TYPE:	Communication Item		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

Staff has identified a number of locations in code where there are inconsistencies or references to zoning ordinances that no longer exist.

Staff is proposing updating the Code to remove all references to Residential "Tiers" and to clarify that detached ADU's are permitted on all single family lots in excess of 8,000 SF.

The maximum size of detached ADU's shall also be clarified as no more than 30% of the finished square footage of the Primary Dwelling Unit.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021**

TITLE: June 22, 2021 Planning Commission Minutes

ITEM TYPE: Minutes

APPLICANT: Staff

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen,

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

[PC Minutes 6.22.2021 - DRAFT](#)



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

June 22, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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; Jessa Porter, Planner; Director of Administrative Services/City Recorder, Fionnuala Kofoed, and Elizabeth Fewkes, Recording Secretary.

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

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

1. Discussion Items

1.A. FIELD TRIP – A fact finding trip in preparation of amendments to the City Animal Rights Ordinances

Site #1 Location: 3152 E Cedar Pass Road

Site #2 Location: 2853 E Cedar Pass Road – Cancelled by Property Owner

Mayor Tom Westmoreland; Councilmembers Donna Burnham, Jared Gray, Carolyn Love; Commissioners Jeremy Bergener, Matthew Everett, Erin Wells, Brett Wright; and staff members Steve Mumford, Tayler Jensen, Jessa Porter, and Fionnuala Kofoed attended site visits at the beginning of work session. The body visited 3152 Cedar Pass Road to evaluate the housing of animals at the locations in response to complaints and a Councilmember request to evaluate the City's animal rights ordinances.

MOTION: *Commissioner Everett moved to approve to continue the work session following the conclusion of the policy session. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

Commissioner Wright closed the work session at 6:33 p.m.

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

Commissioner Wright opened the policy session at 6:33 p.m.

2. Pledge of Allegiance

Commissioner Wells led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. June 8, 2021 Planning Commission Minutes

Commissioner Everett requested a correction to page five amending, “The applicant received feedback that the applicant wanted more commercial uses in the area,” to “The applicant received feedback that the *City Council* wanted more commercial uses in the area.” Commissioner Wright noted that staff had also been notified of grammatical and spelling corrections.

MOTION: *Commissioner Everett moved to approve the June 8, 2021 minutes as amended. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

5. Status Report

Senior Planner Tayler Jensen explained that the preliminary plat and site plan for Hidden Hollow Phase C had been tabled during the previous City Council meeting in order to properly notice the disposal of property component as the appraisal of the property was received after the noticing deadline.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Pony Express Dental at Porters Crossing

Mr. Jensen presented the item. Per EMMC 17.100.050(B), Any commercial lot which abuts a residential use shall be effectively screened. This area is buffered by a masonry wall; however, the wall does not provide appropriate buffering to the west. 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. The zoning of the property is CC and medical, health care, and professional offices are permitted uses. EMMC 17.35.050(K) requires bicycle parking to be provided in locations that do not interfere with pedestrian circulation. The application does not currently include bicycle parking.

The elevations include the use of four-sided architecture, varied materials, varied rooflines, and the mechanical equipment is screened. The building fronts onto Pony Express Parkway. It is the opinion of staff that these elevations comply with EMMC 17.72.

Staff recommends that the Planning Commission motion to recommend approval of the application to the City Council for the reasons set forth in the staff report and in the meeting with the condition that bicycle parking is provided in compliance with EMMC 17.25.050(K).

Mr. Jensen stated that the plans do not indicate any mechanical equipment that requires screening.

Applicant Ivy Tornow stated this location is the second dental office they are building in the City and it will include two leasing spaces available for other businesses.

Commissioner Wright opened the public hearing at 6:42 p.m. As there were no comments, Commissioner Wright closed the hearing.

Mr. Jensen verified the parking exceeds the parking requirements for the entire building including the leased space. A use with more intensive parking needs is not expected for the building and should such a use desire to lease the space the parking needs could be addressed at the time of the application for the use.

Commissioner Everett noted that the Oak Hollow neighborhood has expressed concerns with previous applications and none of the residents have submitted concerns regarding this application.

Commissioner Wells agreed with Commission Everett. She stated it is refreshing to not need to address concerns with the proposed elevations for a building.

Ms. Tornow states she is willing to comply with the bicycle parking requirement.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the site plan for the Pony Express Dental at Porters Crossing with the condition that bicycle parking shall be provided in compliance with EMMC 17.35.050(K). Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.B. PUBLIC HEARING – 7-Eleven at Campus Drive

Mr. Jensen presented the item. A portion of the site was previously open space that turned into a development lot with the Eagle Mountain Business Park project. Due to the change, the applicant proposes to rezone the entire parcel to CC. Per 17.72.030(A), buildings should be located at or near the front setback with pedestrian access. The site provides pedestrian access with parking and gas islands to the front. Although the design does not comply with Municipal Code standards, the City has approved similar designs throughout the City.

It is within the purview of the Planning Commission to determine if the east elevations provide sufficient architectural detailing and if allowing the parking lot and gas island in front of the building is appropriate. Convenience stores require one parking stall per 200 square feet of floor area; 21 stalls are required and 21 stalls are provided.

Special use standards for gas stations require:

- The use will not be a nuisance to residences and surrounding uses.
- The use will not cause traffic hazards or undue traffic congestion.
- The site is over 15,000 square feet and more than 125 feet are provided as frontage.
- The gas pumps and buildings are located at least 25 feet from the property lines.
- The gasoline island is more than 25 feet from all property lines.
- The City Engineer reviews the proposed driveway.
- The site is not within 200 feet of a school, park, playground, residence, museum, or place of public assembly.
- No outdoor storage or truck rentals are allowed.

The proposed site is across the road from a gas station and located adjacent to a parkway and a Utah Department of Transportation highway and is in a commercial district; therefore, it will not be a nuisance. By utilizing a right-in-right-out configuration off of Ranches Parkway and having full access on Campus Drive, the site is not anticipated to cause any undue traffic congestion. No rental truck component has been proposed.

Staff recommends that the Planning Commission motion to recommend approval of the rezone to the City Council, for the reason set forth in the staff report and in the meeting with any conditions the Planning Commission feels are appropriate.

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

1. Additional design elements are carried over to the east elevation; and
2. The project shall comply with the dark sky ordinance.

Applicant Ryan Forsyth verified the location of the vents in the southwest area of the property and the fuel delivery route.

Commissioner Wright opened the public hearing at 6:52 p.m.

Bart Gardiner said his dental location is across the street from the site. He expressed concern with the consistency and negative impact of a gas station use to the office and reception uses in the area, safety risks caused to his business due to 24-hour gas station patronage, traffic increase and flow issues, and design and aesthetical impacts. The City had previously planned a waterfall feature in the location but changed plans to due water usage concerns and now the open space is being removed. He said the reasons he selected the location are being altered. The businesses that lease space from him share his concerns. He suggested that the opposite side of Wride Memorial Highway would be a better location for a gas station.

Nathan Long said he represents the general contractor desiring to construct a Beto's on the lot to the east of this location. The shape of the parcels makes it difficult to develop and they are concerned with the negative impact of the proposed cross easements to the property on the east that would limit design options and parking. The property is also subject to a thirty-foot Utah Department of Transportation slope easement to maintain the shoulder of the highway. They have proposed a retaining wall to protect the slope to increase the developable space to ensure a building space large enough to provide an adequate return on investment. They might be able to accommodate the northern access but not the southern.

Nathan Long also submitted the following email, "7-11 is proposing a plan with cross easements across lot to the east. We have talked to 7/11 engineers and said this is not work with the battles plan that we are planning to the east. And they quit communicating with us and I just saw on the agenda tonight that they still have those crosses easements drawn into their plan. The Beto's property is shaped in a way that with those two cross easements the Beto's property would be almost useless. Beto's does not want those cross easements."

Dale Erling submitted the following email, "We do not need another convenience store and gas station within a mile of two others. Ranches parkway is already busy during the morning and Evening rush. Adding another unnecessary gas station at that location will only increase congestion and add another safety hazard to an already highly trafficked city road, and busy cedar fort road. You have access to the traffic studies. Instead consider doing something to ranches parkway to reduce congestion and improve intersection safety. I urge you as the planning commission to reject this proposal."

Kimly Mangum submitted the following email, "The current proposed site plan shows two cross easement from the east side of the 7-11 site into Lot 2. These two cross accesses take up a lot of space that impacts the potential parking and use of the site. Our preliminary site concepts made this clear and the engineers for the 7-11 were so advised. I recommend that better coordination be required so that both city and property owner needs can be addressed and the best solution found."

Commissioner Wright closed the public hearing at 7:00 p.m.

Commissioner Everett said he had previously advocated for the cross easements as a benefit to the property to the east; however, considering new information that the easement may have a detrimental impact on the adjacent use, he inquired regarding the requirements for cross access.

Mr. Jensen stated that code requires at least one cross access and the City has not received an application for the property to the east. Once an application is submitted, the City can better work with the applicants for a solution that works for all parties. Expecting the applicant to work with the adjacent property without an active application for the property to the east might be an unreasonable burden.

Mr. Forsyth said that they have had discussions with the other potential applicant and obtained more space for a turning radius. They are willing and would prefer to work with the developer

for the property to the east with consideration of their contractual timeframe constraints for their project. A dumpster could be placed at the northern access to prevent cross-traffic. They are required to provide a 25-foot landscape buffering at the rear of the property line and due to the orientation of both buildings, relocating or reducing the landscape area would benefit both businesses.

Commissioner Wells expressed concern with approval of the proposal resulting in making the area to east impossible to develop. She inquired regarding the impact of approval of the site plan to the eastern property and the impact of delaying this project until a resolution is reached.

Mr. Jensen said that Commission could make a non-binding recommendation for the applicant to work with the developer for the property to the east. He verified the City has not received a concept plan for the property to the east.

Commissioner Bergener inquired regarding the other Commissioner's thoughts on the east elevation in consideration of the use.

Commissioner Everett stated he was not concerned with the lack of windows and awnings on the east elevations for the rear of a gas station.

Mr. Forsythe noted that the 25-foot landscape buffer would screen the rear of the building.

Commissioner Wells stated although she feels the east elevations would benefit from an additional column, she feels the reduced standards are appropriate for a gas station with landscaping buffering and noted that other projects in the City have been approved with less articulation.

Commissioner Wright stated the minimally appropriate elevations area appropriate for this application. He recommended for staff and the Commission to review and address the commercial standards in EMMC 17.72.030 specific to gas stations.

Commissioner Everett addressed the public comment suggestion to relocate the gas station by explaining that the Planning Commission has no control over where businesses are placed. An applicant makes a request and the Commission's purview is to evaluate if the application complies with Municipal Code standards. The traffic access is of concern due to the congestion at the intersection of Campus Drive and Ranches Parkway; however, as the City Engineer did not object, he defers to the expertise of the City Engineer. He suggested retaining the proposed accesses as the business to the east could elect not to connect to both accesses recognizing the challenges of the unique shape of the eastern parcel. The rezone request for the CC zone is appropriate and gas stations are a permitted use within the CC zone.

Discussion ensued regarding the inclusion of the nonbinding condition to work with the development to the east.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the rezone for the 7-Eleven at Campus Drive to the CC zone. Commissioner*

Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the site plan for the 7-Eleven at Campus Drive with the following conditions:*

- 1. Additional design elements are carried over to the east elevation;*
- 2. The project shall comply with the dark sky ordinance; and*
- 3. The applicant will work with the potential property development to the east to attempt to coordinate access.*

Motion failed for lack of a second.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the site plan for the 7-Eleven at Campus Drive with the following conditions:*

- 1. The project shall comply with the dark sky ordinance; and*
- 2. The applicant will work with the potential property development to the east to attempt to coordinate access.*

Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

6.C. PUBLIC HEARING – Maverik at Marketplace

Mr. Jensen presented the item. The front elevation is toward Eagle Mountain Boulevard with pedestrian trails tying into the trails along Pony Express Parkway. The gas pumps and parking are located in the front of the building. Per EMMC 17.72.030(A), buildings should be located at or near the front setback with pedestrian access. The site provides pedestrian access with parking and gas islands to the front. Although the design does not comply with Municipal Code standards, the City has approved similar designs throughout the City.

EMMC 17.72.040(A) requires commercial buildings to be similar to adjacent buildings. The colors are similar to those approved for the pad buildings, but beyond the coloring, the elevations largely differ. Parking for convenience stores requires one parking stall per 200 square feet of gross floor area. Thus 23 parking stalls are required and 31 parking stalls are provided.

Special use standards for gas stations require:

- The use will not be a nuisance to residences and surrounding uses.
- The use will not cause traffic hazards or undue traffic congestion.
- The site is over 15,000 square feet and more than 125 feet are provided as frontage.
- The gas pumps and buildings are located at least 25 feet from the property lines.
- The gasoline island is more than 25 feet from all property lines.
- The City Engineer reviews the proposed driveway.
- The site is not within 200 feet of a school, park, playground, residence, museum, or place of public assembly.

- No outdoor storage or truck rentals are allowed.

The proposed site is across the road from a gas station and located adjacent to Pony Express Parkway and Eagle Mountain Boulevard in a commercial district; therefore, it will not be a nuisance. All access to the gas station comes off the shared accesses for the Marketplace at Eagle Mountain. The site is not anticipated to cause any undue traffic congestion. No rental truck component has been proposed.

Per the dark sky ordinance, no more than 100,000 lumens per acre shall be provided. Parking lot lights should be no taller than 17 feet. The applicant has provided examples of lighting used at other locations similar to their proposal; however, the Eagle Mountain location will have a lower lumen count than the example stores.

Staff recommends that the Planning Commission motion to recommend approval of the site plan to the City Council for the reasons set forth in the staff report and in the meeting with any conditions to the Planning Commission finds appropriate.

Mr. Jensen clarified that the size of the site would allow 170,000 lumens and the proposal is for approximately 145,000 lumens.

Applicant representative Cassie Younger explained sufficient lighting is needed to mitigate safety concerns at the location as it will be open 24 hours a day. The example photo would not be compliant with the dark sky ordinance and is brighter than the lumen count in the proposal. She explained the Eagle Mountain lighting plan will be similar as all the lighting is directed downward and contained within the property lines. She confirmed the area to the west is designed for the installation of two additional gas pumps in the future if and when merited.

Commissioner Wright opened the public hearing at 7:30 p.m. As there were no comments, Commissioner Wright closed the hearing.

Mr. Jensen said that the site is a part of the Market Place at Town Center and would have shared accesses off Pony Express Parkway and Eagle Mountain Boulevard.

Assistant City Administrator/Community Development Director Steve Mumford stated to the lighting concerns with this project are due to a gas station in the area developed soon after the passing of the dark sky ordinance exceeding the permitted lumen count which resulted in requiring the gas station to turn off half of the lights. The gas station has not experienced safety issues due to the lower lumen count.

Discussion ensued regarding clarifying the lumen requirements in relation to the proposal and the direction the applicant received regarding the standards.

Commissioner Everett stated he feels the applicant has a valid reason to have the lumen count proposed for safety reasons while remaining compliant with code. He echoed that the City is working on amending standards to permit parking in front of gas stations. He thinks the business will be well-utilized by residents.

Commissioner Wright cited the commercial design standards assessment in the staff report and verified the Commissioners were not concerned with the proposed elevations.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the site plan for the Maverik at Marketplace. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.D. PUBLIC HEARING – White Hills Country Estates

Planner Jessa Porter presented the item. The proposal is for a rezone and recorded plat amendment to split parcel 55.320.0004. The parcel is in the Pole Canyon area; however, it is not a part of or subject to the Pole Canyon Master Development Agreement. The property is still identified as Utah County zone designation for the Residential Agricultural zone RA-5.

The Future Land Use Map identified this property as Agricultural/Rural Density Two. The requested rezone to RD1 is an appropriate zone for this land use designation. Per EMMC 16.35.060(A), “utilities shall be installed and stubbed.” A water line runs along the west of the parcel, but to install the utilities the applicant will either need to be granted permission from the lot 1 property owner to access the area or to obtain an easement on a segment of land to the northwest to gain access to the water line.

Staff recommends the Planning Commission motion to recommend approval of the rezone and recorded plan amendment to the City Council with the condition the applicant shall stub water to the new lot by obtaining permission from the adjacent landowner for access to run the water line to the new property or by splitting the most northwestern portion of the property for access to lot 2.

Applicant representative Marty Horsley explained that the existing home to the west of the property connects to the City waterline that runs north to south along the west side of the property. The plan is to obtain a ten-foot-wide easement to run a water line from the existing line on the west to the subject property on the east. For other utilities, they will obtain a permit for a septic tank and use propane.

Ms. Porter confirmed that the proposed lot will meet the RD1 zone designation frontage requirements.

Commissioner Wright opened the public hearing at 7:45 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Everett said his concern with the proposal was water access. Although the 10-foot easement is not an ideal solution, it would not prevent him from recommending approval.

Commissioner Wells said she believes the proposed water access is the best solution available.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the rezone and recorded plat amendment for the White Hills Country Estates property with the condition the applicant shall stub water to the new lot by splitting the most northwestern portion of the property for access to lot 2. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.E. PUBLIC HEARING – Marketplace at Eagle Mountain Town Center Lot 4 Pad E (Site Plan)

Mr. Jensen presented the item. The applicant applied for a site plan approval for a pad building located on the northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The master site plan and preliminary plat for Marketplace at Eagle Mountain Town Center were approved on August 18, 2020, with the development agreement being approved on December 1, 2020. The property is zoned Commercial Community (CC).

The master development agreement (MDA) site approval elevations are seen as minimum standards. The applicant, after discussion with staff, has proposed elevations that add additional features in excess of the minimum requirements. EMMC 17.72.030(A)(1) requires the main entrance to front towards the street. Meeting this requirement is not feasible due to the existence of a drive-through. At a minimum, the east elevation should contain materials and design to approximate the look of the west, main entrance. It shall be at the purview of the Planning Commission to determine if the updated elevations adequately address the north and south elevations. The applicant has revised the elevations to use more colors than the tan/desert colors in accordance with EMMC 17.72.040(G).

All parking is located behind the building in compliance with EMMC 17.72.030(B). Retail establishments require one parking stall per 300 square feet of gross floor area and a maximum of one stall per 200 square feet of the gross floor area. Thus, if the entire building were retail between 14 to 23 parking stalls are required. Restaurants with drive-throughs require one parking stall per 125 square feet. Thus, if the entire building were a fast-food restaurant(s) with drive-through(s), 35 parking stalls would be required. Restaurants without drive-throughs require one parking stall per 250 square feet. Thus, if the entire building were restaurants without drive-throughs, 18 parking stalls would be required. The applicant is proposing 33 parking stalls as a mix of uses is anticipated and there is only room for one drive-through. Therefore, this project complies with the minimum and maximum parking requirements.

Staff recommends that the Planning Commission motion to recommend approval of the site plan for the Marketplace at Eagle Mountain Town Center Lot 4 Pad E to the City Council with the following conditions:

1. Additional features shall be added to the east elevation so that it is similar in appearance to the west elevations (unless the Commission determines the elevations comply with standard requirements);

2. Additional features shall be added to the south, east, and north elevations to more closely match the approved site plan elevations. (Staff recommends the removal of this condition given the new elevation submission.); and
3. Additional colors and modern features shall be used on the elevations. (Staff recommends the removal of this condition given the new elevation submission.)

Commissioner Wright expressed concern that the headlights of vehicles waiting in the drive-through queue will shine into oncoming traffic on Pony Express Parkway.

Applicant representative Bill Gaskill explained that the park strip area design is a part of the landscaping plan for the overall development. He is unsure if the park strip plans include berms but hopes they are included.

Mr. Jensen said that landscaping was discussed with the master site plan and he will verify if the plan includes berms in the park strips.

Mr. Mumford recommending adding headlight screening as a condition of approval.

Commissioner Wright opened the public hearing at 7:58 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Wright supported both the proposed elevations and the recommendation to add a condition to provide headlight screening.

Commissioner Everett stated he understands the staff recommendations regarding the elevations; however, as the proposed elevations are an upgrade from the approved pad elevations, he supports recommending approval without changes to the elevations and requiring berms to increase traffic safety. Commissioner Wells concurred.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the site plan for the Marketplace at Eagle Mountain Town Center Lot 4 Pad E with the condition that berms providing headlight screening shall be added between the drive-through aisle and Pony Express Parkway. Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.F. PUBLIC HEARING – Marketplace at Eagle Mountain Town Center Lot 1 Pad G (Site Plan)

Mr. Jensen presented the item. The applicant applied for a site plan approval for a pad building located on the northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The site plan and preliminary plat for the Marketplace at Eagle Mountain Town Center Master were approved on August 18, 2020, with the development agreement being approved on December 1, 2020. The property is zoned Commercial Community (CC).

The MDA site approval elevations are seen as minimum standards. The applicant, after discussion with staff, has proposed elevations that add additional features in excess of the minimum requirements. EMMC 17.72.030(A)(1) requires the primary entrance of a commercial building to be adjacent to a street and orient toward the sidewalk. This is unfeasible in this location due to the drive-through; however, the south elevation shall include design elements similar to those on the north elevation to approximate the look of the main entrance. EMMC 17.72.040(A) requires that commercial buildings be similar in style to adjacent buildings. While the features of the proposed pad site are similar to the approved MDA elevations, and the Pad E elevations, the proposal uses colors (red and white) that are in contrast to approved elevations at the Macey's grocery store. Per 17.72.040(F)(2), all buildings shall avoid large-panelized products or featureless surfaces. It shall be up to the Planning Commission to determine if the west and south elevations provide enough features. The proposed buildings are not limited to desert landscape colors as required in 17.72.040(G).

All parking is located behind the building in compliance with EMMC 17.72.030(B). Retail establishments require one parking stall per 300 square feet of gross floor area and a maximum of one stall per 200 square feet of the gross floor area. Thus, if the entire building were retail between 15 to 23 parking stalls are required. Restaurants with drive-throughs require one parking stall per 125 square feet. Thus, if the entire building were a fast-food restaurant(s) with drive-through(s), 36 parking stalls would be required. Restaurants without drive-throughs require one parking stall per 250 square feet. Thus, if the entire building were restaurants without drive-throughs, 18 parking stalls would be required. The applicant is proposing 37 parking stalls as a mix of uses is anticipated and there is only room for one drive-through. Therefore, this project complies with the minimum and maximum parking requirements.

Staff recommends that the Planning Commission motion to recommend approval of the site plan for the Marketplace at Eagle Mountain Town Center Lot 1 Pad G to the City Council with the following conditions:

1. Additional features shall be added to the south elevation so that it is similar in appearance to the north elevations (unless the Commission determines the elevations comply with standard requirements);
2. The chosen architectural features shall be used on all four elevations; and
3. Additional features shall be added to the west and south elevations (unless the Commission determines the elevations comply with standard requirements).

Applicant representative Bill Gaskill stated the restaurant interested in the building traditionally purchased stand-alone buildings. More recently they have been utilizing endcap locations in multi-tenant buildings and adding brand coloring in the elevation design.

Commissioner Wright opened the public hearing at 7:58 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Wells noted that as these elevations are an improvement to the approved pad site elevations, she supports the elevations as proposed.

Commissioner Everett stated his only concern is proving berms for headlight screening between the drive-through aisle and Eagle Mountain Boulevard.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the site plan for the Marketplace at Eagle Mountain Town Center Lot 1 Pad G with the condition that berms providing headlight screening shall be added between the drive-through aisle and Eagle Mountain Boulevard. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.G. REMOVED BY THE APPLICANT – Pole Canyon NPA - 17

This item was removed from the agenda at the request of the applicant.

Commissioner Wright opened the public hearing at 8:10 p.m. As there were no comments, Commissioner Wright closed the hearing.

7. Discussion Items

Commissioner Wright recognized that the Commission received public comment from Bret Pack. As the comment was regarding an item not on the agenda and not subject to a public hearing, he requested for Mr. Pack to address the comment to the City Council during public comment at a City Council meeting.

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for July 13, 2021.

MOTION: *Commissioner Everett moved to adjourn the policy session at 8:12 p.m. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wells moved to reopen the work session at 8:13 p.m. Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

The work session was reopened at 8:13 p.m.

The Commission explained that due to the request of a Councilmember and complaints and concerns regarding the number of animals on certain properties within the City, the Commission participated in a site visit earlier during the work session. The Councilmember's request also included a review by the Commission of Municipal Code animal rights ordinances with the recommendation to amend the standard to allow two horses per half-acre of property.

Discussion ensued regarding previous concerns about the cumulative impact of the number of animals permitted under current standards, the amount of space needed to properly care for animals, sound and smell nuisance complaints, the possibility of implementing a point system to limit the total number of animals permitted, the variance between animals allowed on one acre compared to property just under an acre, EMMC 6.10.060 general animal regulations for the airpark zone, the types of complaints received by code enforcement officers, the difficulty of evaluating the impact of the number of animals on noise and odor nuisance issues, and granting entitlements for additional horses based solely upon total acreage regardless of useable acreage due to topographical variance on properties within the City.

After review, the Commission determined the provision in EMMC 6.10.090, “Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the planning commission. Approval of the plan by the commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer,” allows for residents to request an exemption in order to house a number of animals in excess of the standards and/or a type of animal not contemplated in the standards. It was further noted that many of the issues have arisen due to ambiguity regarding the zoning in the Cedar Pass Ranch area of the City. Resolving whether Cedar Pass Ranch zoning is residential or agricultural will help establish the appropriate animal rights for the area. Due to the existence of the provision to request additional animals, the lack of instances and the unlikelihood of residents housing the maximum number of permitted animals, and concern that permitting an increased number of horses without increasing the number of other types of animals allowed would unfairly favor equine uses and owners, the Planning Commission concluded that the current standards are adequate as written and preferable as the requirements provide management oversight and flexibility in exemption approvals. Therefore, the Commission decided against recommending a change to the equine standards to the City Council regarding the number of horses permitted.

Commissioner Wright requested for staff to prepare an amendment to EMMC Chapter 6 removing the language regarding the Air Park zone due to the removal of the zone from Municipal Code.

9. Adjournment

MOTION: *Commissioner Everett moved to adjourn the meeting at 8:59 p.m. Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:59 p.m.

Approved by the Planning Commission on July 13, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021

TITLE:	PUBLIC HEARING - Oquirrh Mountain Ranch Phase B		
ITEM TYPE:	Master Development Plan & Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Tim Bruggman (LGI Homes)		
GENERAL PLAN DESIGNATION Neighborhood Residential 1 and Open Space	CURRENT ZONE Residential (Tiers II, III, & IV)	ACREAGE 102.039	COMMUNITY Oquirrh Mountain Ranch

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend that the Planning Commission review the applicants proposal and provide detailed feedback while making a motion to table the Master Development Plan Amendment and Preliminary Plat in order to allow the applicant to provide the following additional details:

1. Justification for reduced lot frontages, setbacks and sizes
2. Detailed Parks Plans
3. Justification for the number of Amenity Points being awarded for non standard features such as the Petroglyph Park.

BACKGROUND:

The Oquirrh Mountain Master Development Plan and Agreement was approved in 2011 covering a total of 120.4 Acres while being vested with 417 units, and 15.5 acres of open space, a significant portion of which was to be unimproved due to the terrain leaving a maximum density of 6.3 DU/AC for the entire project. The agreement received an amendment later in 2011 which didn't change any of the vestings. The MDA was further amended in 2016 reducing the maximum number of units down to 346 units, with 5.5 acres of improved open space and an overall project density of 5.3 DU/AC.

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

ITEMS FOR CONSIDERATION:

The first item for consideration when reviewing this proposal is the great partnership the City has enjoyed with the applicant, in moving this project forward. Staff appreciates the efforts the applicant has made to make Oquirrh Mountain Ranch into a successful project and appreciates the efforts to reduce the density of the project, removing the multifamily elements, and working together with the City and the Public to preserve wildlife corridors.

Existing Approvals

It is important to note that the applicant has existing approvals and density vested with this project and they are seeking to reduce the density of 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 existing approvals.

Density

If approved as presented, the full buildout of Oquirrh Mountain Ranch will be 301 units (54 existing + 247 new lots) this is a reduction of 45 units (13%) compared to the current approval, and 116 units (~27.8%) fewer than the initial approval. Phase B would have a density of approximately 2.42 DU/AC and the overall density of the project would be approximately 2.5 DU/AC representing a significant reduction in density from the current vesting.

Traffic Study:

The applicant has completed a traffic study for the project (the executive summary has been attached to this report). The findings show that both of the study intersections (Pony Express Parkway and Bald Eagle Way) and (Pony Express Parkway and Oquirrh Ranch Parkway) will both operate at LOS B in the AM and LOS C in the evening. Both LOS B and C are acceptable LOS and no mitigation is recommended.

It is worth noting the background analysis of the traffic improved from 2021 to 2023 due to the City Widening project of Pony Express Parkway and the new Traffic Signal at Lone Tree Parkway.

Zoning:

Master Development Plans by code are Zoning changes, so when considering this application it is important to understand the current zoning/entitlements and to understand what is being proposed.

When the Oquirrh Mountain Ranch (OMR) MDA/MDP was approved the City utilized the residential tier system zoning, being divided into different development pods OMR had portions under Tier II, III, & IV residential, with Tier's III and IV allowing multifamily product. The applicant has conducted an analysis of the property and shows the closest equivalent zoning for each development pod under current code. (Zoning Exhibit) This exhibit shows pods of RC, MF1, MF2, and Open Space.

The applicants proposal will result in the entire project being zoned to a modified RC and Open Space. The reason the applicant is asking for a modified RC zone is because the RC zone allows for minimum lot sizes of 4,500 SF and average lot sizes of 6,000 SF with 58' frontage, and setbacks of 15' Front, 22' Garage, 20' Rear, 8' Side, 10' Garage Side, and 15' Corner.

Staff believes that it is appropriate to rezone the property to Open Space, to rezone lands with the Wildlife Corridor Overlay Zone, and to the RC Zone. The RC zone is typically found within the Neighborhood Residential 2 Future Land Use Designation, but staff feels it is appropriate in this location as the overall density of the project is in line with the Neighborhood Residential 1 designation (2-4 DU/AC), the preliminary plat will be approved along with the MDP giving the city security in what is being approved, because it represents a significant reduction in density, and because all property will be granted the same or less intensive zoning than currently exists within the approval. It is important to note at this point that while the RC zone is not compliant with the future land use plan for the area it is closer to the Neighborhood Residential 1 that is envisioned by the Future Land Use Plan. It is also worth noting that if this proposal is denied the Oquirrh Mountain Ranch will still contain property designated as RC, MF1 and MF2 placing it further out of line with the Future Land Use Plan. 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 land use anticipated by the FLUP. For this reason it may be appropriate for the Planning Commission and City Council to not only rezone to the RC zone but

to provide some modified development standards.

The applicant is asking to have a minimum lot size of 4,000 SF, average lot size of 5,024 SF, with a minimum frontage of 40' with 15' Front, 20' Garage, 5' Side, and 15' Rear setbacks. The applicant should provide justification for the reduced development standards, and it may be justifiable for the Planning Commission and City Council to grant some or all of the exceptions the applicant is asking for.

Connectivity

The proposed project shows stub roads to the South and West of the project.

The entire 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 natural features.

The applicant has amended their proposal to ensure that there are not more than 30 units on any cul-de-sac or any locations where there are fewer than 2 accesses.

Sewer

The applicant is currently negotiating with the property owner to the south to connect 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.

Wildlife Corridor

Oquirrh Mountain Ranch is located along the Wildlife Corridor and the applicant is providing a 330' wildlife buffer area between Lone Tree and Sunset Ridge to the north and east of the project as shown on the (Land Use Plan). Not only should this be shown as a wildlife buffer but staff feels the Overlay Zone should be added to the wildlife corridor. Staff also believes that the native open space on the eastern portion of the project (between phase 1 and the Wildlife Corridor) should be designated as part of the Wildlife Corridor and have the Overlay Zone applied to it.

Parks and Open Space

The applicant has designed park and open space for the entire 303 unit Oquirrh Mountain Ranch project, which requires a park of approximately 6.96 acres in size and to provide 696 amenity points. The applicant is proposing to provide 706 amenity points. Included in the applicant's amenity point calculations are points for their unique Petroglyph park, trees, benches and picnic tables, hiking trail, and protection of the wildlife corridor. The applicant is proposing approximately 6.83 acres of improved open space within the project and 55.25 acres of unimproved open space. The applicant shall provide justification for the amenity points they are seeking from the non-typical amenities. 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.

Detailed park plans shall be provided as required by Preliminary Plat submittals to be reviewed for compliance with City standards.

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.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Executive Summary - Traffic Study](#)

[Exhibits](#)

[Preliminary Plat](#)

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 247 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.

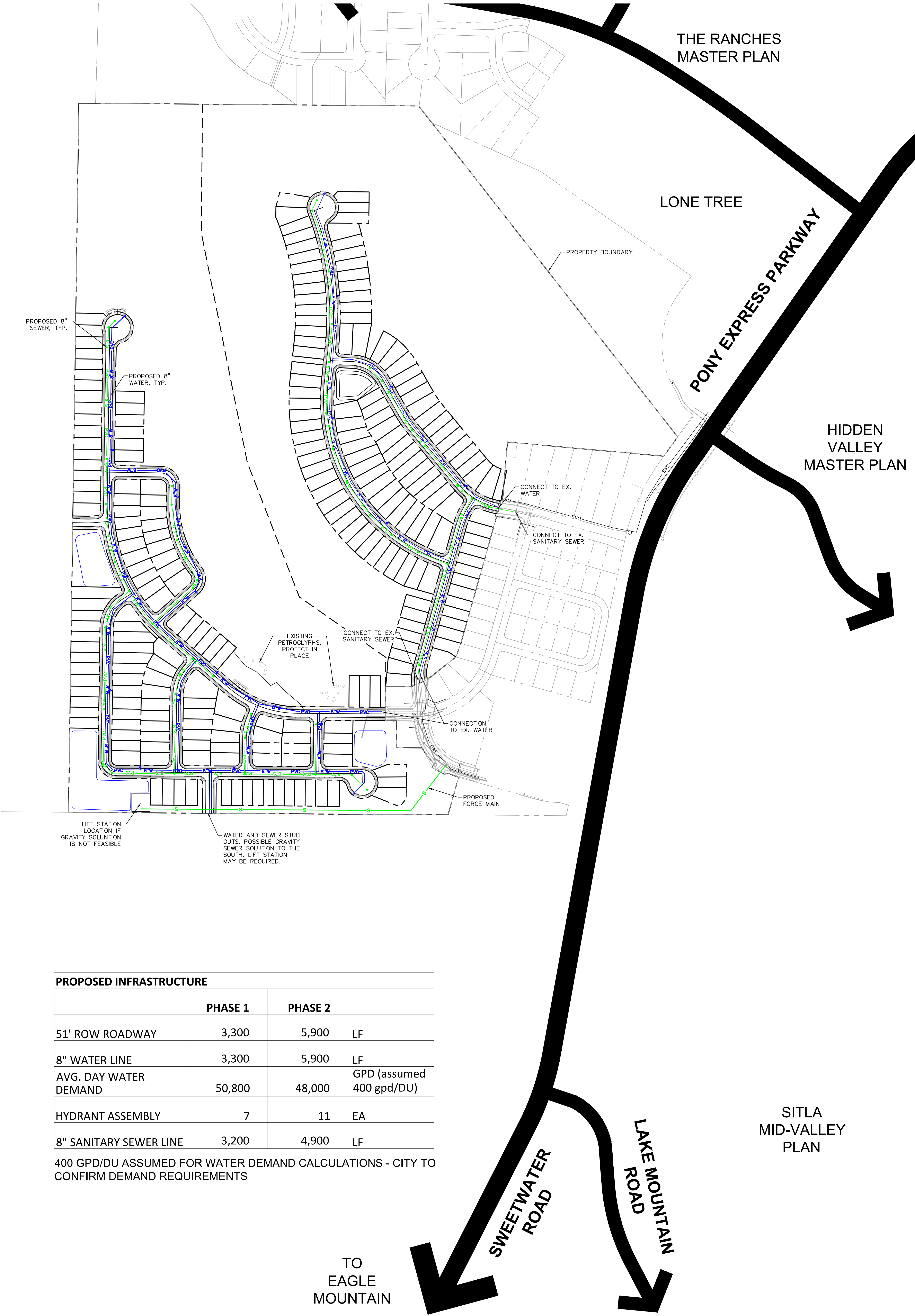
1.3. Recommendations

- 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.



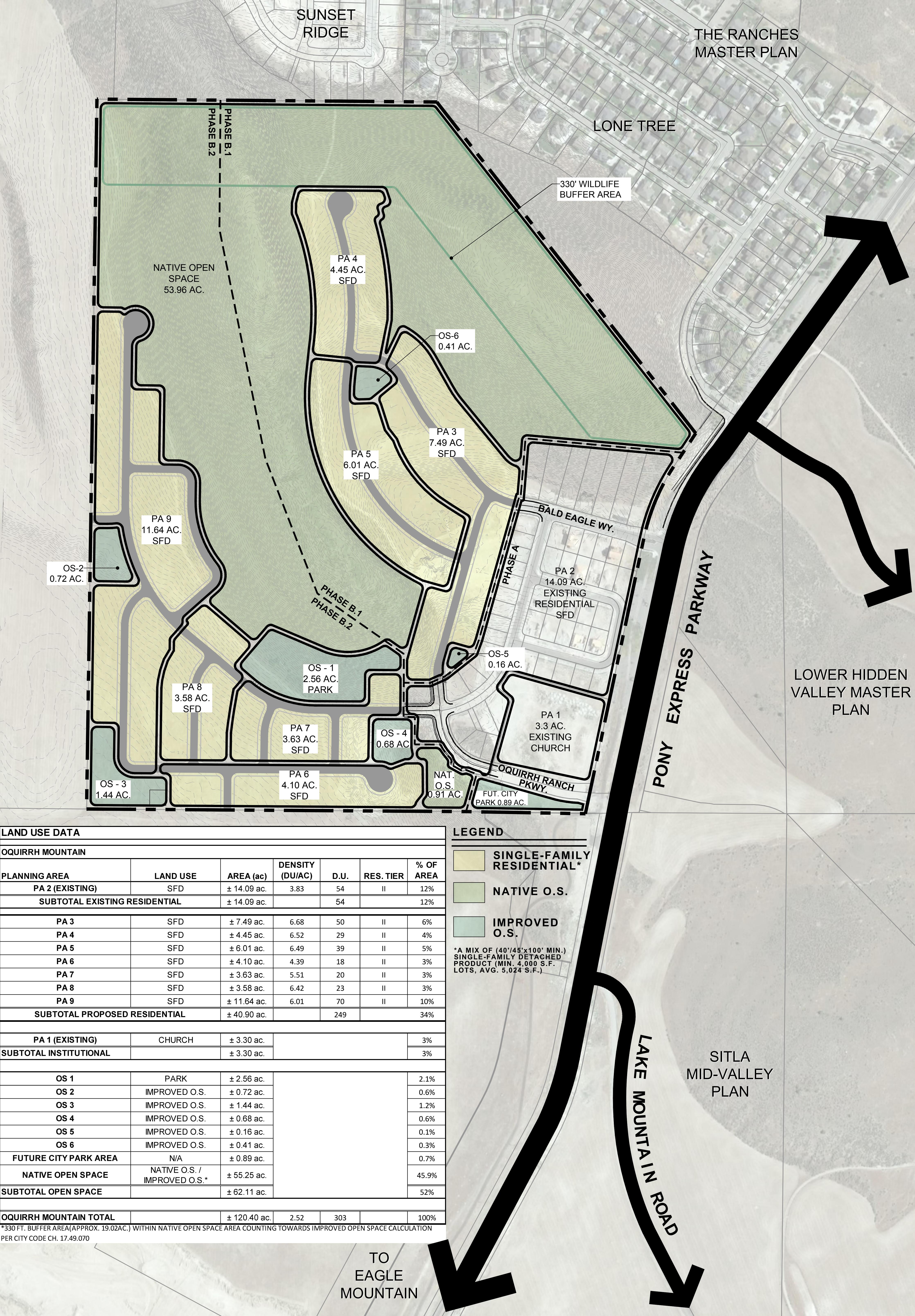
Study Area Intersections:

1. Pony Express Parkway / Bald Eagle Way
2. Pony Express Parkway / Oquirrh Ranch Parkway



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

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



LAND USE DATA						
OQUIRRH MOUNTAIN						
PLANNING AREA	LAND USE	AREA (ac)	DENSITY (DU/AC)	D.U.	RES. TIER	% OF AREA
PA 2 (EXISTING)	SFD	± 14.09 ac.	3.83	54	II	12%
SUBTOTAL EXISTING RESIDENTIAL		± 14.09 ac.		54		12%
PA 3	SFD	± 7.49 ac.	6.68	50	II	6%
PA 4	SFD	± 4.45 ac.	6.52	29	II	4%
PA 5	SFD	± 6.01 ac.	6.49	39	II	5%
PA 6	SFD	± 4.10 ac.	4.39	18	II	3%
PA 7	SFD	± 3.63 ac.	5.51	20	II	3%
PA 8	SFD	± 3.58 ac.	6.42	23	II	3%
PA 9	SFD	± 11.64 ac.	6.01	70	II	10%
SUBTOTAL PROPOSED RESIDENTIAL		± 40.90 ac.		249		34%
PA 1 (EXISTING)	CHURCH	± 3.30 ac.				3%
SUBTOTAL INSTITUTIONAL		± 3.30 ac.				3%
OS 1	PARK	± 2.56 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.	± 0.41 ac.				0.3%
FUTURE CITY PARK AREA		± 0.89 ac.				0.7%
NATIVE OPEN SPACE		± 55.25 ac.				45.9%
SUBTOTAL OPEN SPACE		± 62.11 ac.				52%
OQUIRRH MOUNTAIN TOTAL		± 120.40 ac.	2.52	303		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

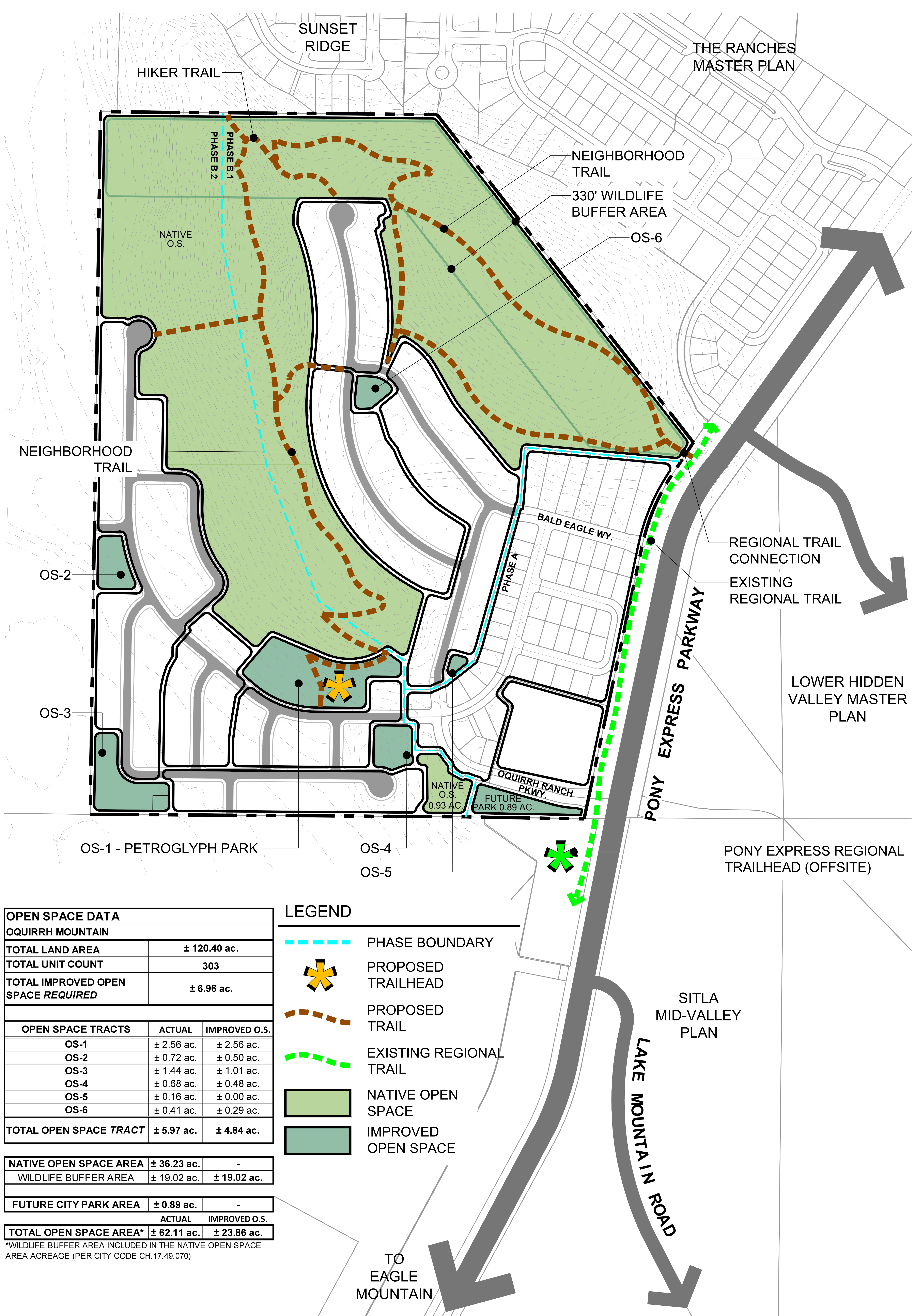
LEGEND

SINGLE-FAMILY RESIDENTIAL*

NATIVE O.S.

IMPROVED O.S.

*A MIX OF (40'/45'x100' MIN.) SINGLE-FAMILY DETACHED PRODUCT (MIN. 4,000 S.F. LOTS, AVG. 5,024 S.F.)



OPEN SPACE DATA		
OQUIRRH MOUNTAIN		
TOTAL LAND AREA	± 120.40 ac.	
TOTAL UNIT COUNT	303	
TOTAL IMPROVED OPEN SPACE <u>REQUIRED</u>	± 6.96 ac.	
OPEN SPACE TRACTS	ACTUAL	IMPROVED O.S.
OS-1	± 2.56 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	± 0.41 ac.	± 0.29 ac.
TOTAL OPEN SPACE TRACT	± 5.97 ac.	± 4.84 ac.

NATIVE OPEN SPACE AREA	± 36.23 ac.	-
WILDLIFE BUFFER AREA	± 19.02 ac.	± 19.02 ac.

FUTURE CITY PARK AREA	± 0.89 ac.	-
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	ACTUAL	IMPROVED O.S.
TOTAL OPEN SPACE AREA*	± 62.11 ac.	± 23.86 ac.

*WILDLIFE BUFFER AREA INCLUDED IN THE NATIVE OPEN SPACE AREA ACREAGE (PER CITY CODE CH.17.49.070)

LEGEND

PHASE BOUNDARY

PROPOSED TRAILHEAD

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 249 + 54 = 303		Required Open Space (Square Feet) 303,000		Required Open Space (Acres) 6.96 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) 6.96		Required Amenity Points 696
	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		0
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4		0
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	120
Other: Incline	Varies	1	100
Other: Hiking Trail	Varies	1	244
Other: Wildlife Corridor	Varies	1	100

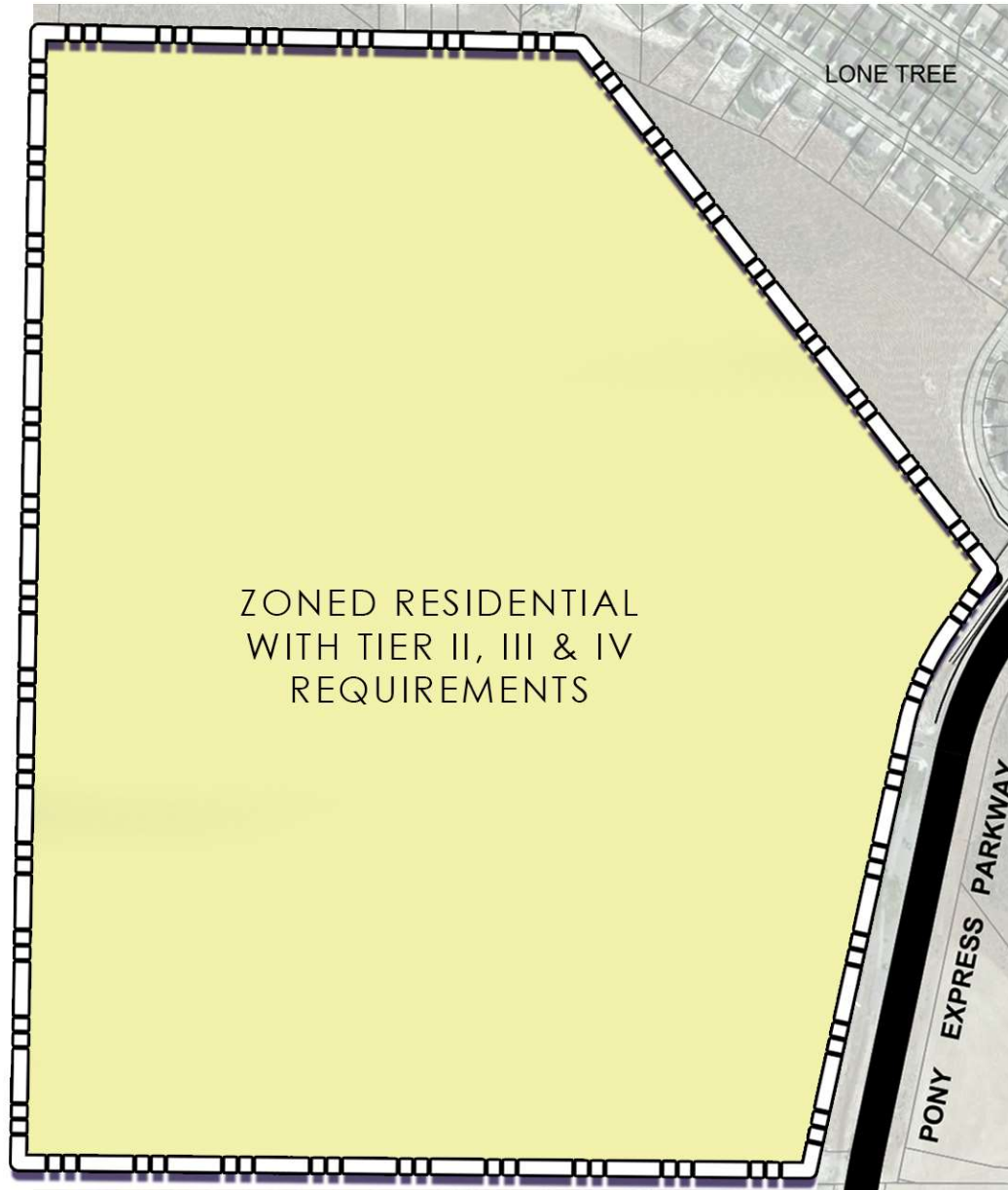
Total	706
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* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

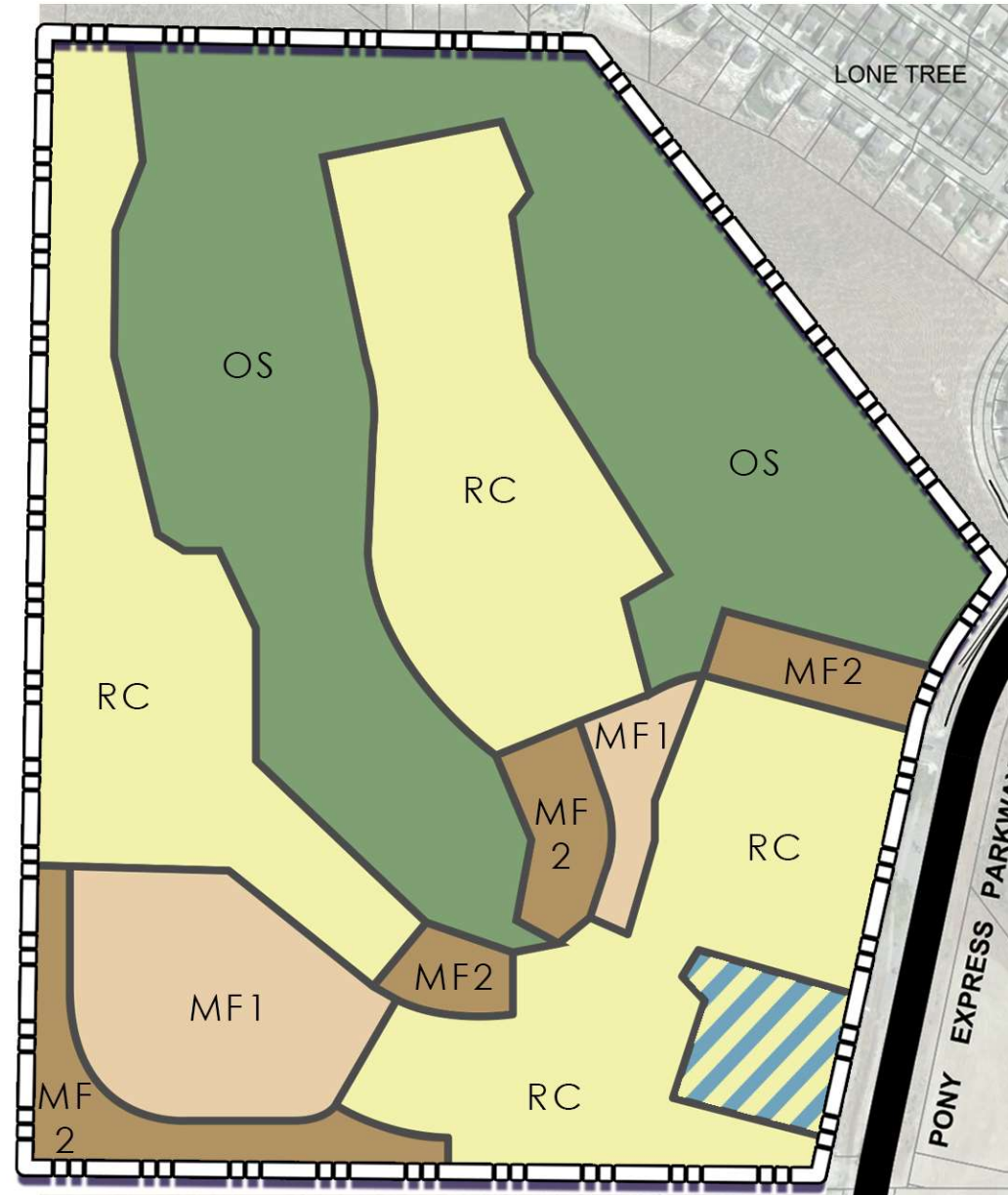
** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

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

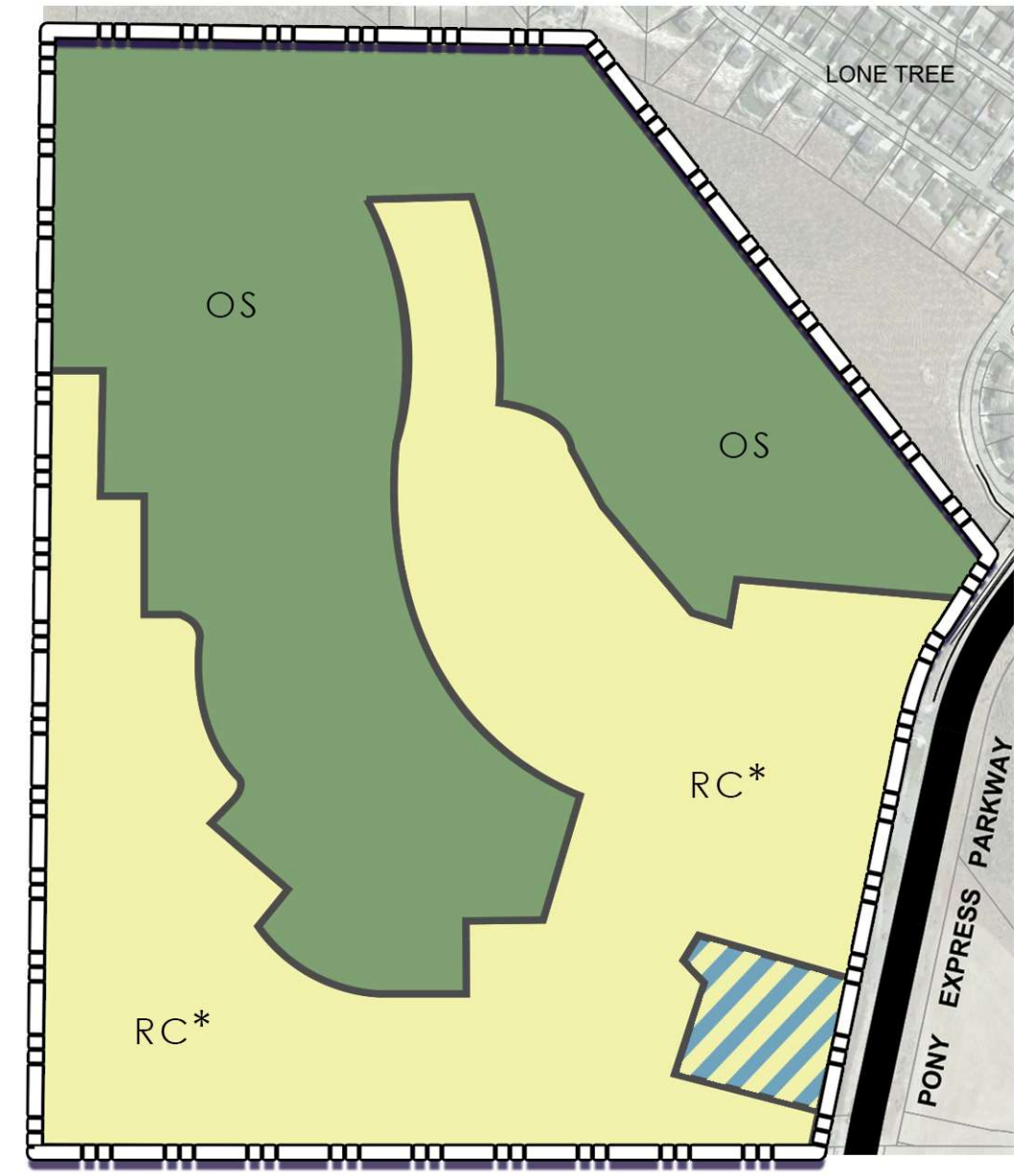
APPROVED MDA (5.3 DU/AC)



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



PROPOSED PLAN (2.5 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



LEGEND



* WITH AMENDED DEV. STANDARDS
(MIN. LOT SIZE: 4,000 S.F., AVG. 5,024 S.F.)
MINIMUM LOT FRONTAGE: 40'
SETBACKS: FRONT: 15', SIDE: 5',
FRONT GARAGE: 20', REAR: 15')



OQUIRRH MOUNTAIN
EAGLE MOUNTAIN, UT

ZONING COMPARISON EXHIBIT

06.25.2021 | SCALE: NTS



Kimley»Horn

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

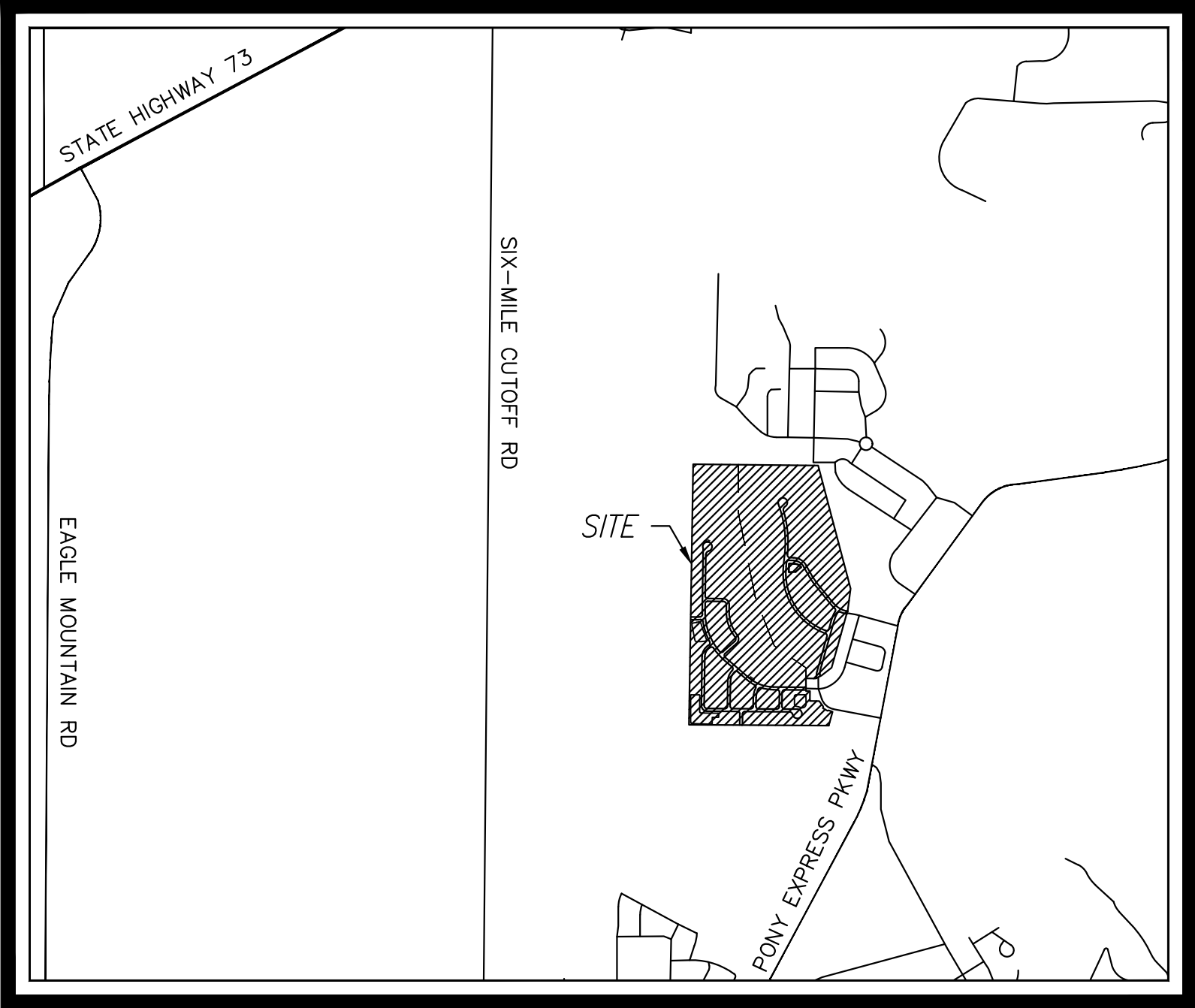
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

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

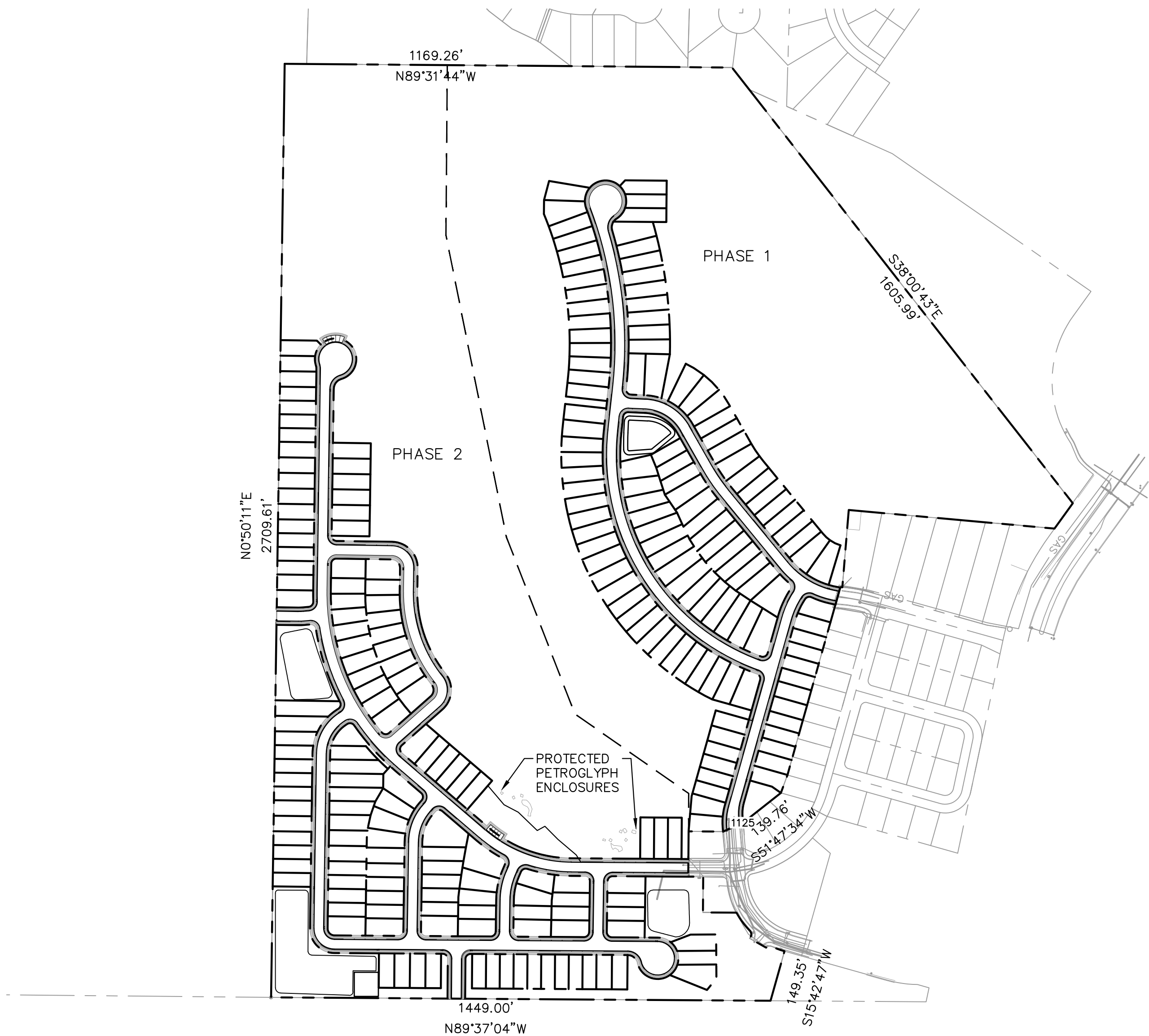
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

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



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OQUIRRH MOUNTAIN RANCH
COVER
EAGLE MOUNTAIN, UTAH



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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: JUNE 2021		SHEET NO. 1
PROJECT NO. 196011002		
DWG. NAME CV PRELIMINARY PLAT.dwg		

21 sheets

CASE NO.: TBD

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LOT AREA TABLE	
LOT NO.	AREA (SF)
1	4572
2	4885
3	4000
4	4000
5	4000
6	4000
7	4515
8	4500
9	6377
10	5469
11	5070
12	5074
13	5074
14	5074
15	5074
16	5074
17	5074
18	5074
19	5074
20	5708

LOT NO.	AREA (SF)
21	5708
22	5708
23	5074
24	5074
25	5074
26	5074
27	5074
28	5074
29	5074
30	5074
31	5596
32	5400
33	4801
34	4880
35	4896
36	4896
37	4896
38	4896
39	4896
40	4896

LOT NO.	AREA (SF)
41	4896
42	4896
43	4896
44	4896
45	4896
46	6636
47	5662
48	5100
49	4718
50	5351
51	6795
52	4962
53	4962
54	4962
55	4962
56	4962
57	4962
58	4962
59	4962
60	6034

LOT NO.	AREA (SF)
61	7525
62	5848
63	5818
64	5610
65	4800
66	4800
67	5455
68	6056
69	5518
70	4800
71	4800
72	4800
73	4800
74	4800
75	4800
76	6231
77	6403
78	7778
79	6267
80	5640

LOT NO.	AREA (SF)
81	5639
82	5639
83	5639
84	6345
85	6345
86	5643
87	5678
88	5662
89	5440
90	5007
91	5349
92	5779
93	4027
94	4298
95	4669
96	5746
97	5931
98	5346
99	5636
100	5763

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
DB: A	PRIVATE HOA	DETENTION BASIN	0.40
DB: B	PRIVATE HOA	DETENTION BASIN	0.34
DB: C	PRIVATE HOA	DETENTION BASIN	1.06
DB: D	PRIVATE HOA	DETENTION BASIN	0.49
PARCEL: A	CITY OF EAGLE MOUNTAIN	PARK SPACE	57.00
PARCEL: C	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.12
PARCEL: D	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.57
PARCEL: E	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	7.14
PARCEL: F	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	2.00
PARCEL: H	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.16

PLAT CALCULATIONS		AREA (SF)	AREA (AC)
TOTAL ACREAGE	-		103.14
TOTAL ACREAGE IN LOTS	-		28.72
TOTAL OPEN SPACE		3017837	69.28
TOTAL IMPROVED OPEN SPACE			
AVERAGE LOT SIZE		5024	0.12
LARGEST LOT SIZE		10300	0.24
SMALLEST LOT SIZE		4000	0.09
OVERALL DENSITY		2.41	
TOTAL NO. OF LOTS		249	

LOT NO.	AREA (SF)
101	5757
102	5620
103	5349
104	5700
105	7192
106	4968
107	4490
108	4000
109	4000
110	4000
111	4000
112	4500
113	4500
114	4000
115	4000
116	4000
117	4500
118	4586
119	4800
120	4800

LOT NO.	AREA (SF)
121	4800
122	5350
123	4400
124	4400
125	5280
126	5321
127	4446
128	6740
129	5127
130	4374
131	4412
132	5349
133	5426
134	4388
135	5494
136	5171
137	4507
138	4507
139	4017
140	4000

LOT NO.	AREA (SF)
141	4000
142	4000
143	4000
144	4000
145	4000
146	4000
147	4043
148	8799
149	5643
150	4740
151	4400
152	5483
153	6241
154	4280
155	4312
156	4482
157	4696
158	4940
159	10305
160	4507

LOT NO.	AREA (SF)
161	4507
162	4507
163	4507
164	7050
165	5189
166	5827
167	5471
168	4950
169	4400
170	4400
171	4400
172	4400
173	5483
174	5984
175	4400
176	4400
177	4400
178	4400
179	4950
180	4969

LOT NO.	AREA (SF)
181	5203
182	5067
183	5785
184	6211
185	6307
186	4834
187	4400
188	4400
189	4400
190	4400
191	4950
192	4950
193	4400
194	4400
195	4400
196	4412
197	4661
198	6151
199	7991
200	5203

LOT NO.	AREA (SF)
201	4725
202	4200
203	4200
204	4200
205	4200
206	4725
207	4725
208	4725
209	4725
210	4725
211	4200
212	4200
213	4200
214	4200
215	4725
216	4610
217	4844
218	4950
219	4950
220	4950

LOT NO.	AREA (SF)
221	4950
222	4950
223	4950
224	5602
225	4512
226	4263
227	4260
228	4259
229	4789
230	4788
231	4255
232	4254
233	4782
234	6021
235	6202
236	4799
237	4798
238	4799
239	4270
240	4266

LOT NO.	AREA (SF)
241	4800
242	4481
243	5763
244	6301
245	4394
246	4394
247	4395
248	4396
249	4680



OQUIRRH MOUNTAIN



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OQUIRRH MOUNTAIN RANCH

AREA TABLES

EAGLE MOUNTAIN, UTAH



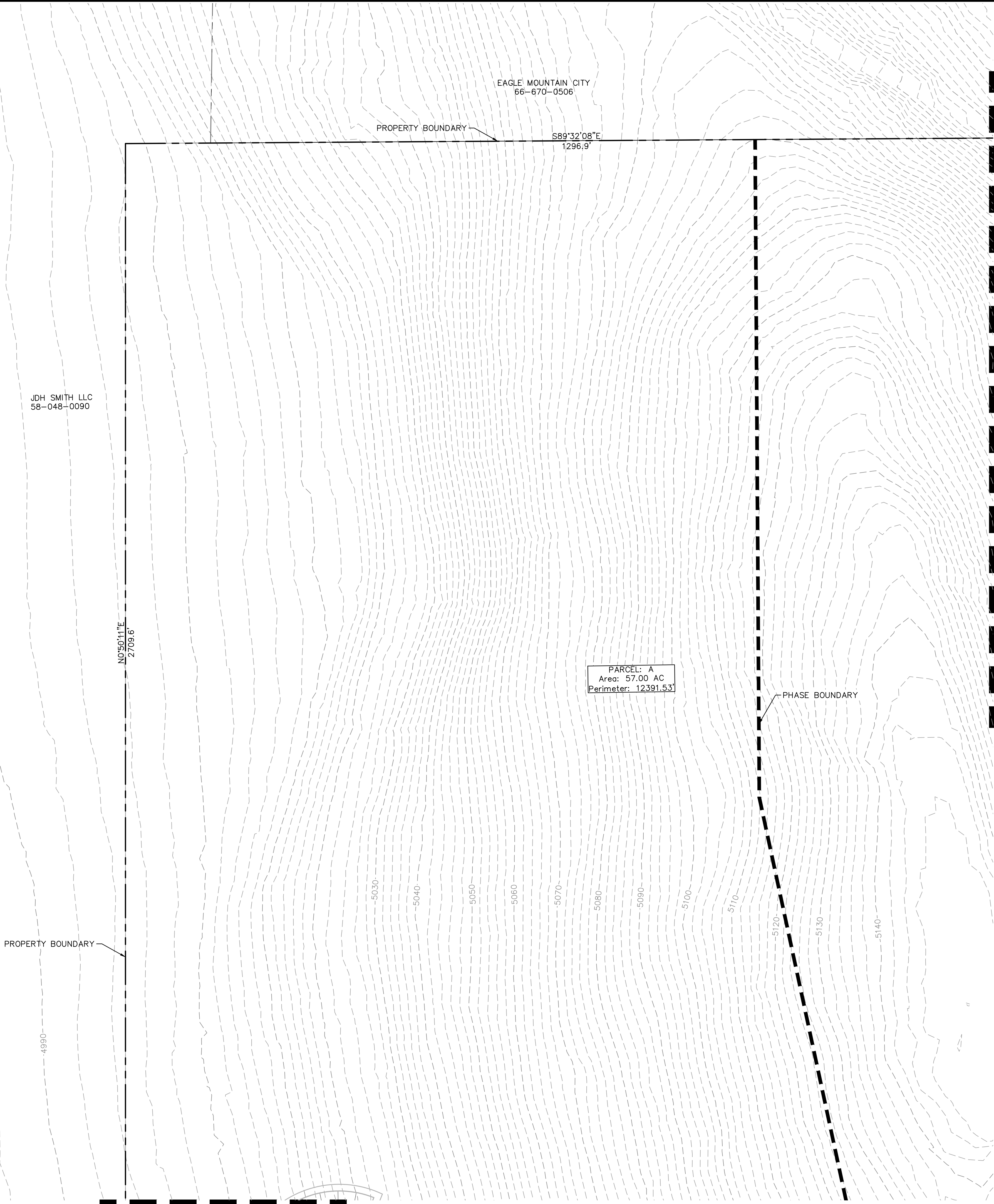
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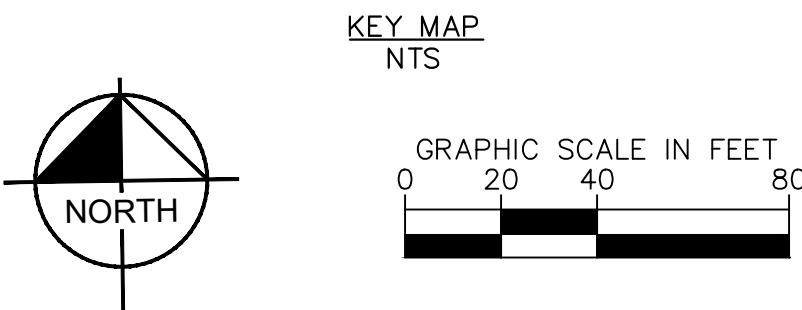
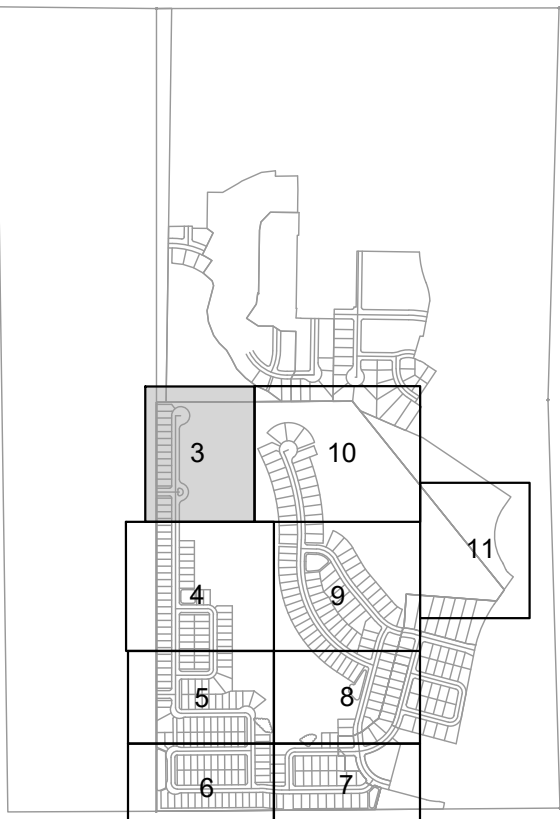
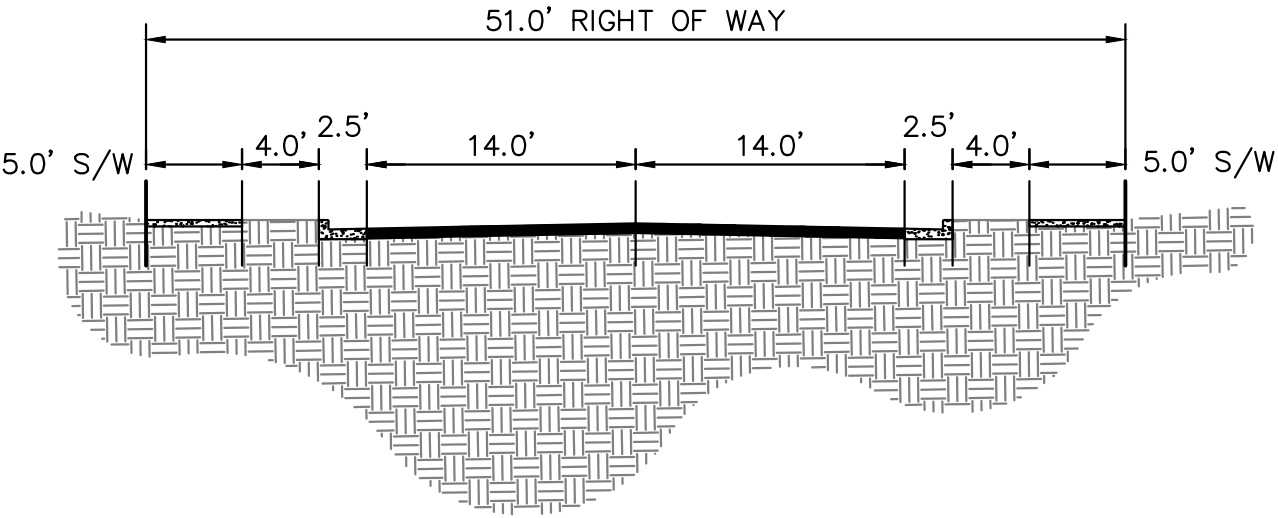
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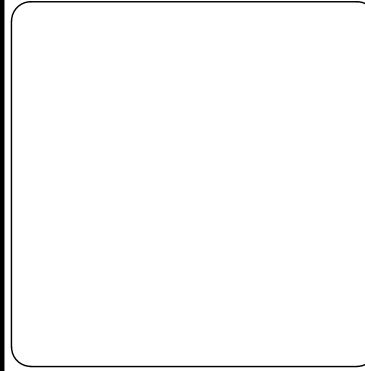


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	SCALE (V): N/A		
	DATE: JUNE 2021		
	PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg			SHEET NO. 3

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JDH SMITH LLC
58-048-0090

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PROPERTY BOUNDARY

N SLICK ROCK WAY

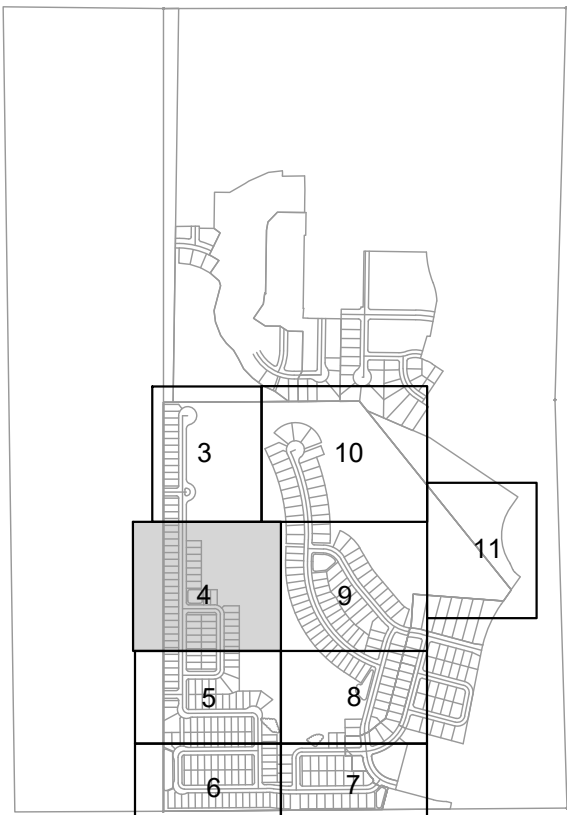
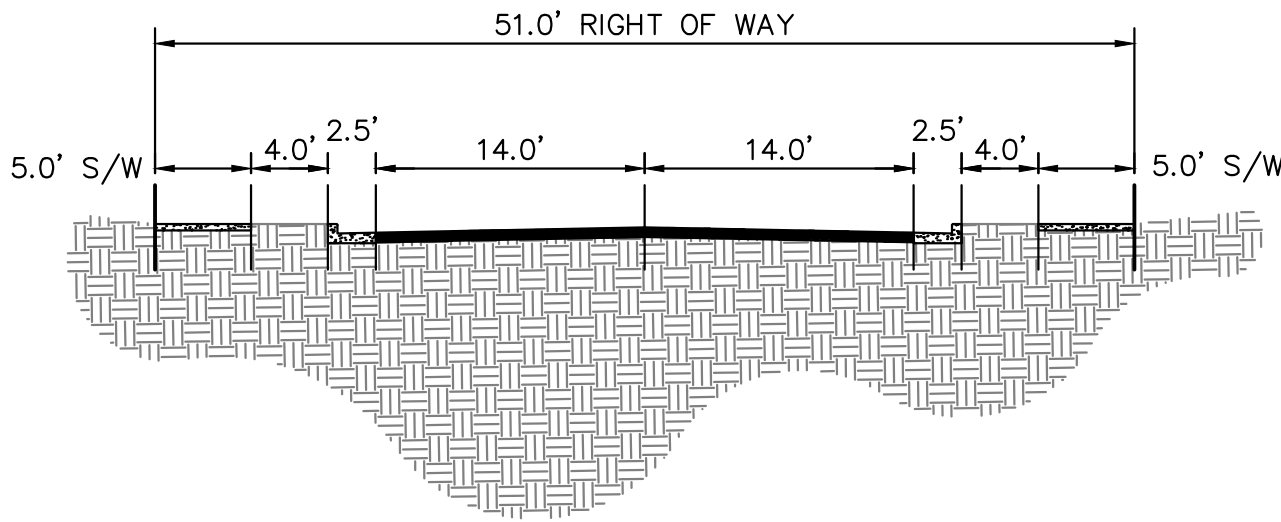
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SWITCHBACK WAY

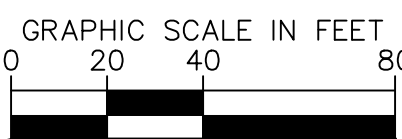
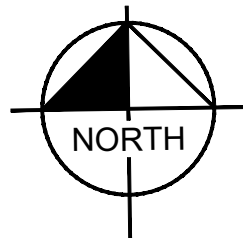
(51' ROW)

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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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DATE:
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PROJECT NO.
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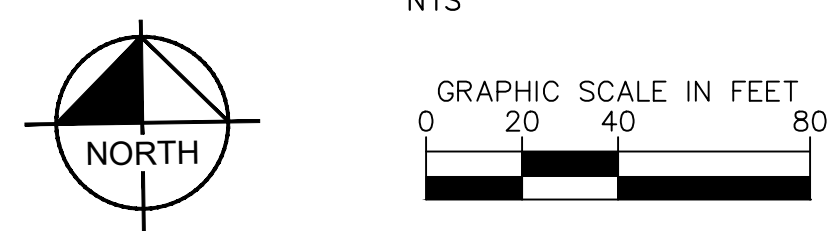
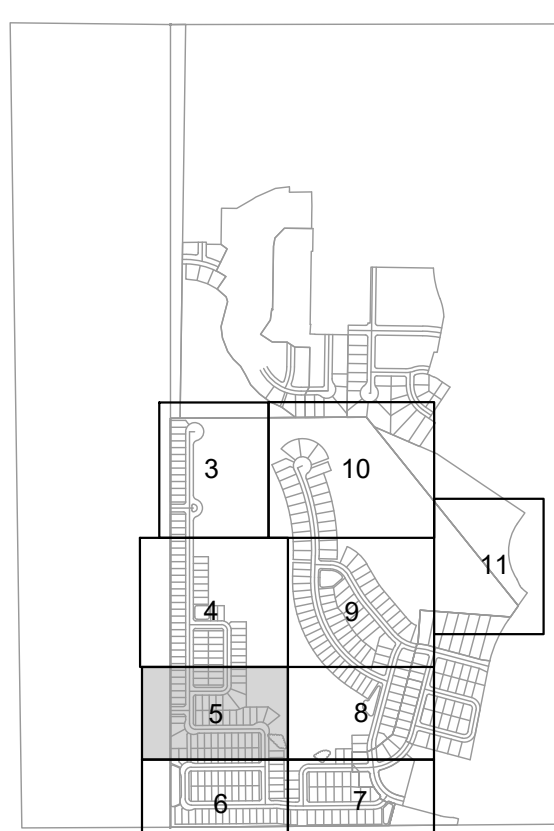
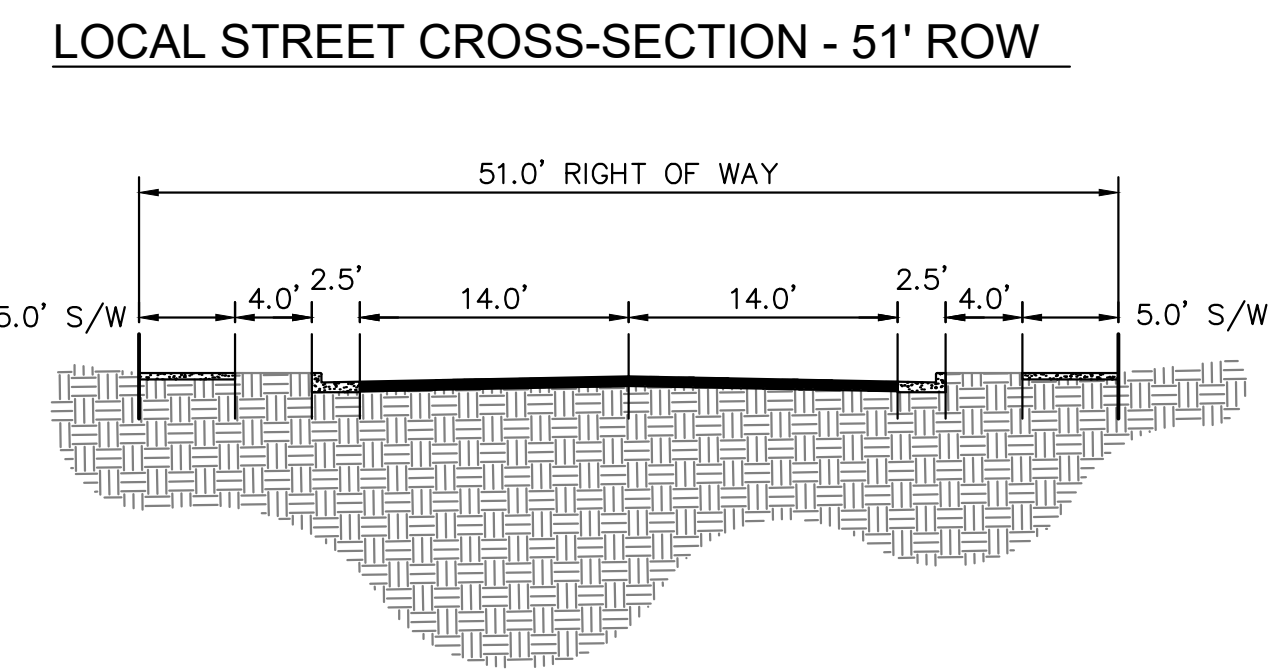
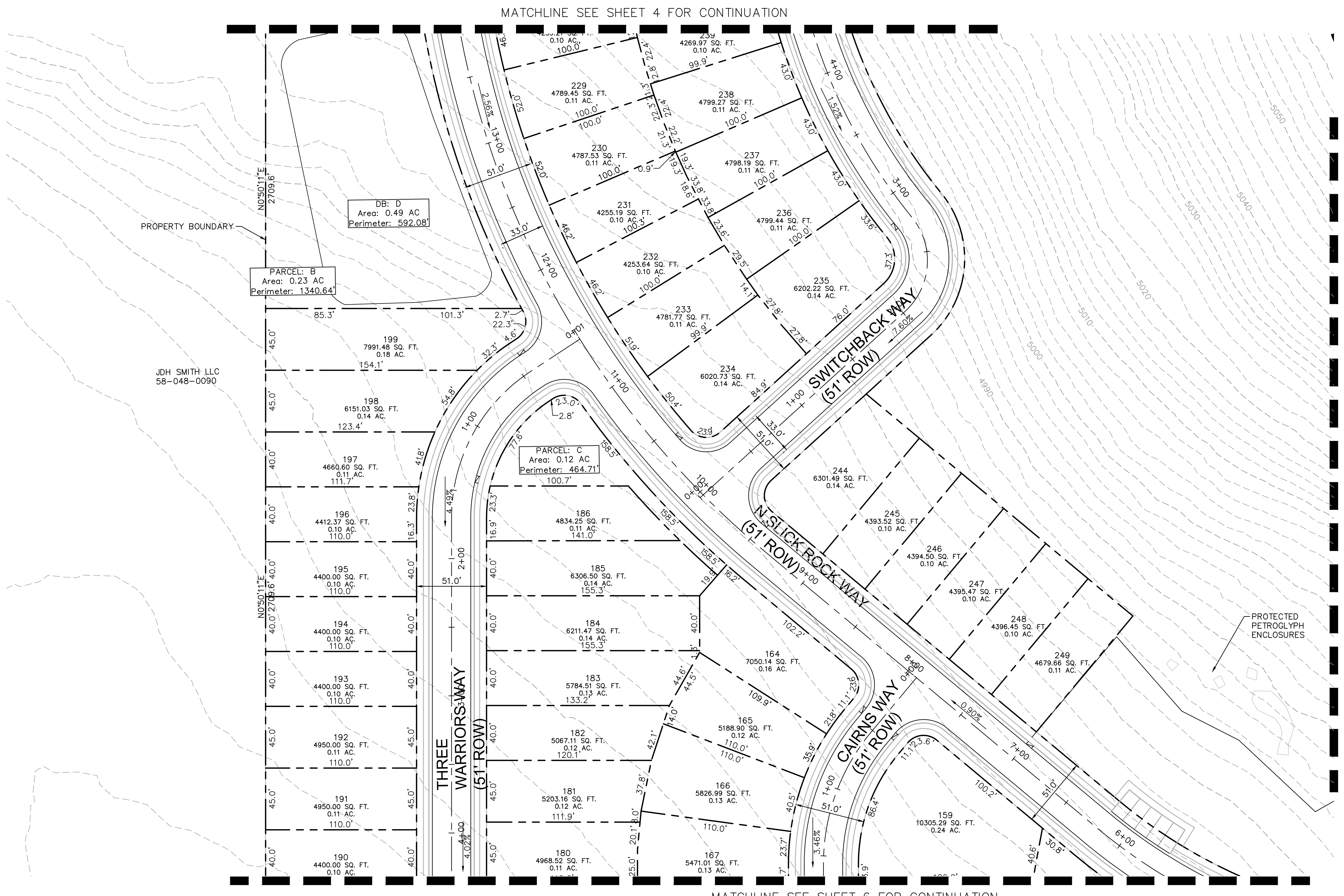
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SHEET NO.
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51.0' RIGHT OF WAY

5.0' S/W

4.0'

2.5'

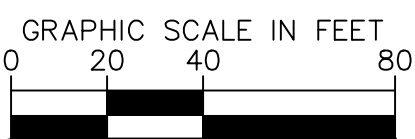
14.0'

14.0'

2.5'

4.0'

5.0' S/W



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51.0' RIGHT OF WAY

5.0' S/W

4.0'

2.5'

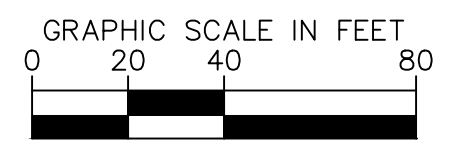
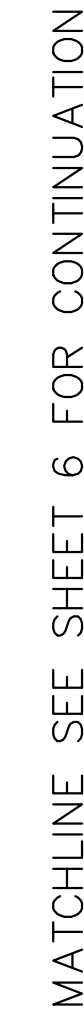
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14.0'

2.5'

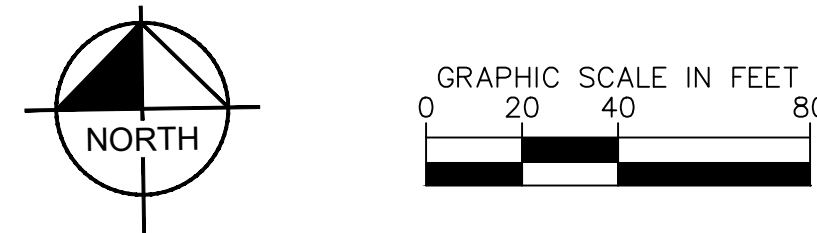
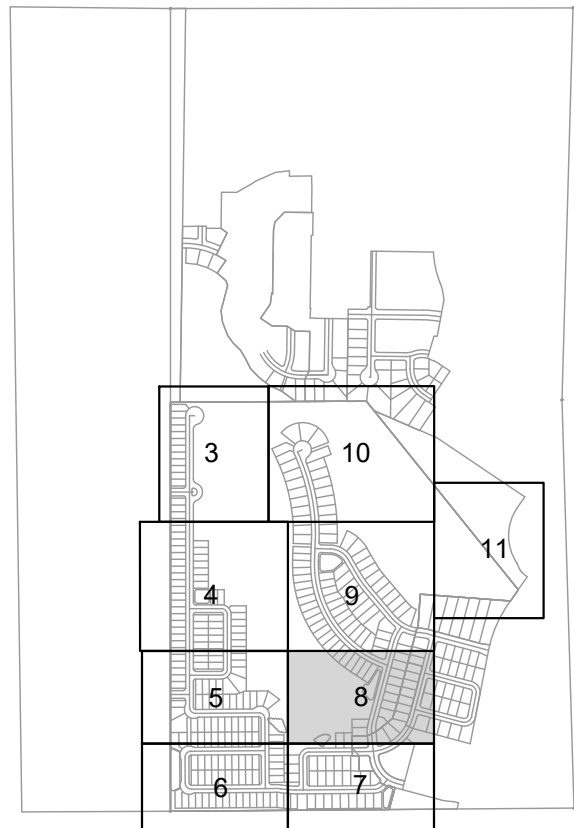
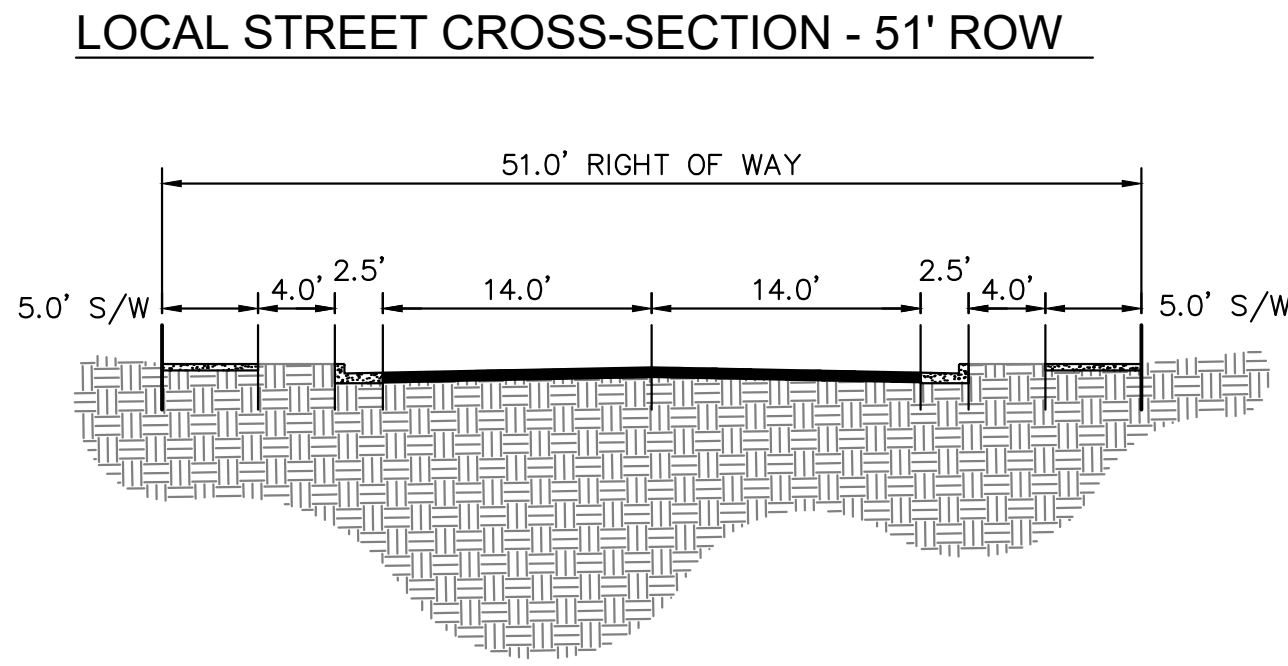
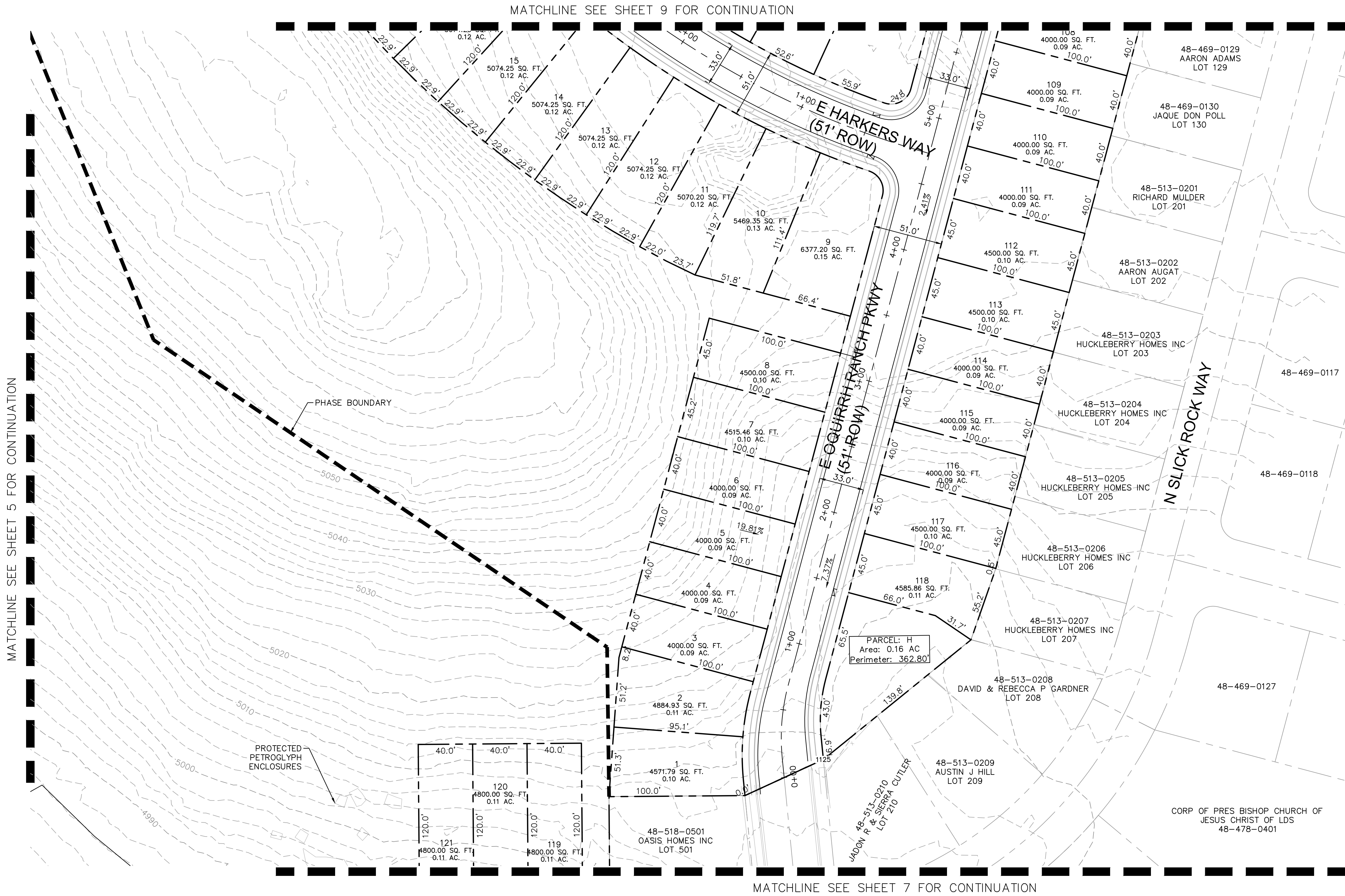
4.0'

5.0' S/W



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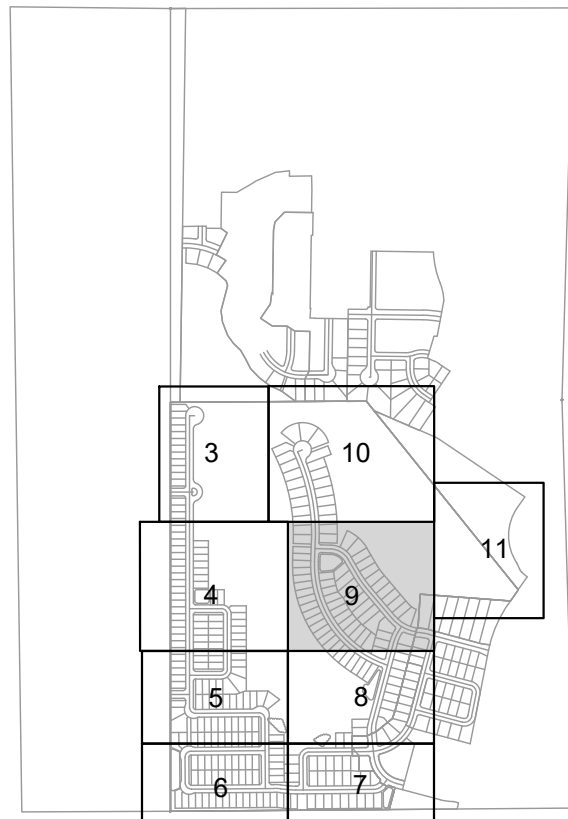
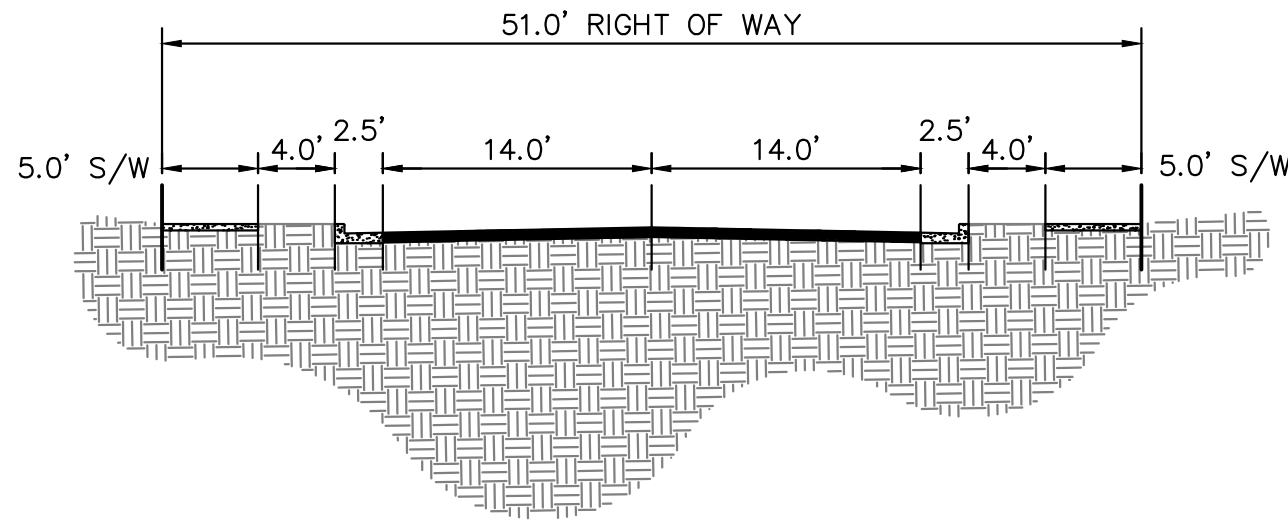
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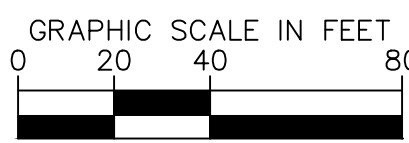
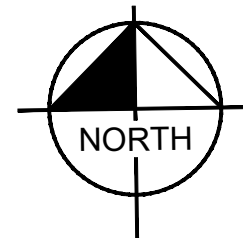
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
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SCALE (V):

DATE: JUNE 2021 SHEET NO. 9

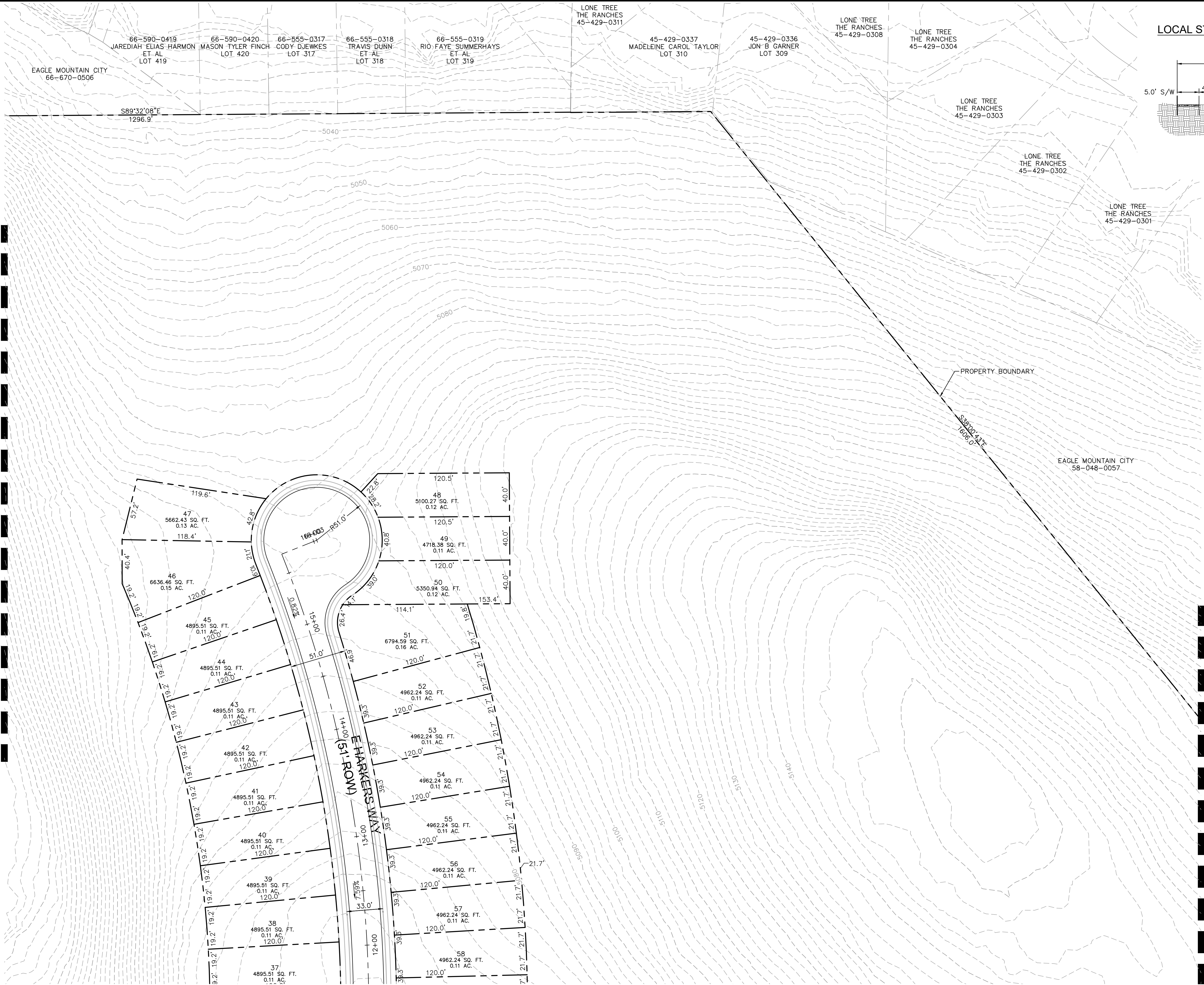
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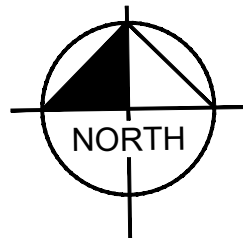
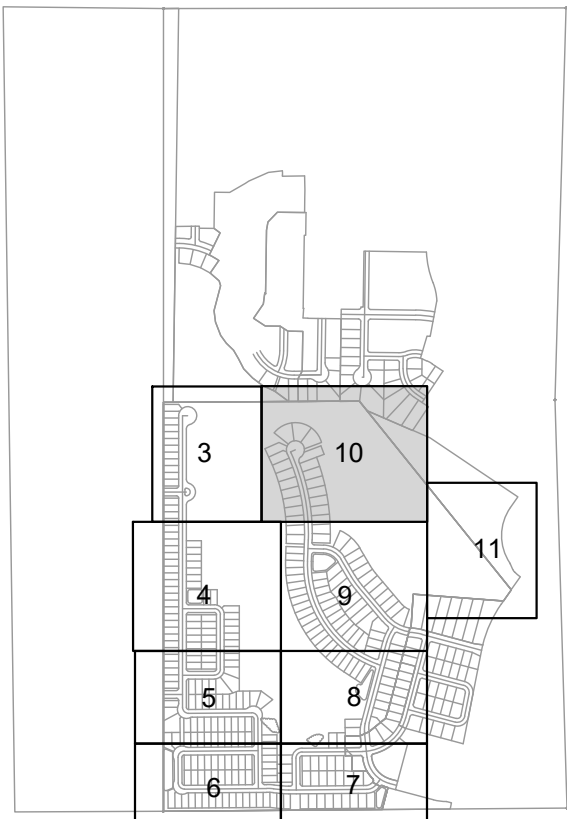
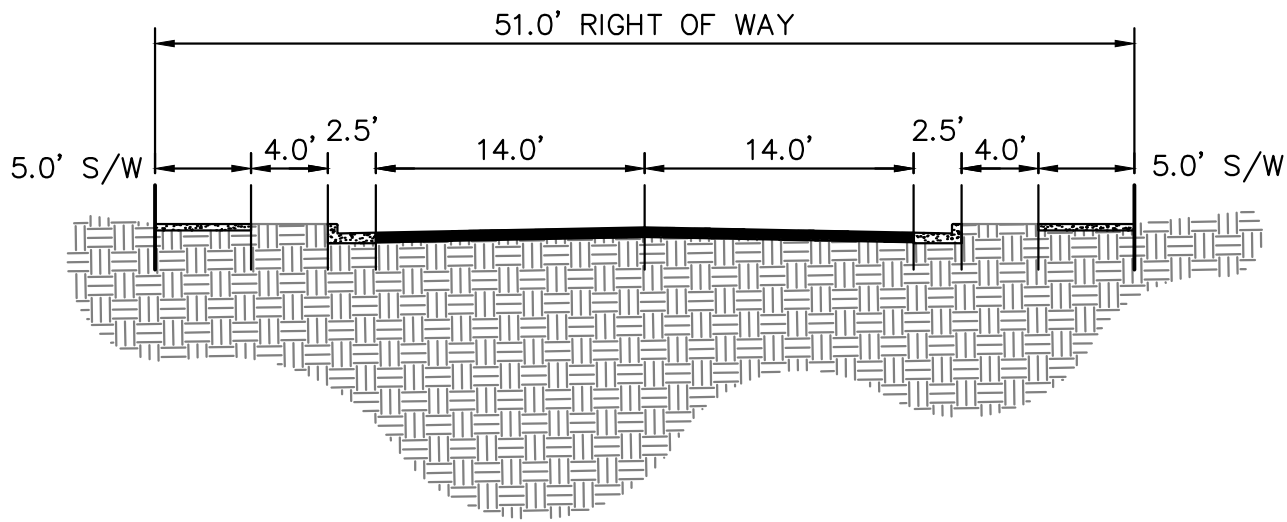
MATCHLINE SEE SHEET 3 FOR CONTINUATION



MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW





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PRELIMINARY

EAGLE MOUNTAIN, UTAH

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PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		

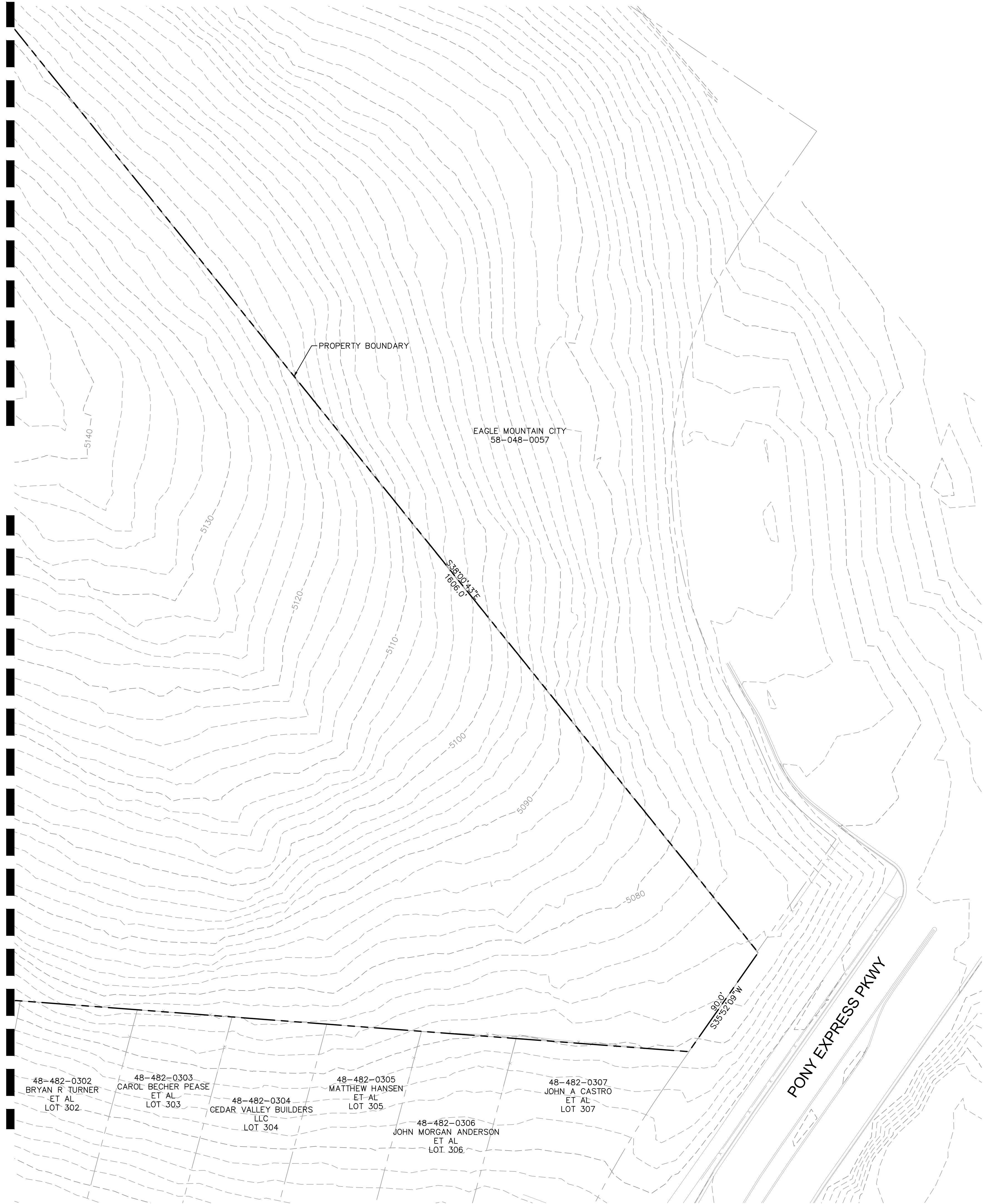
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MATCHLINE SEE SHEET 10 FOR CONTINUATION



48-482-0302
BRYAN R TURNER
ET AL
LOT 302

48-482-0303
CAROL BECHER PEASE
ET AL
LOT 303

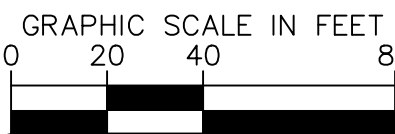
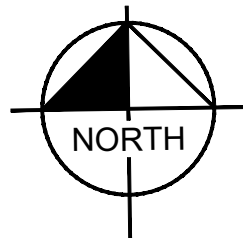
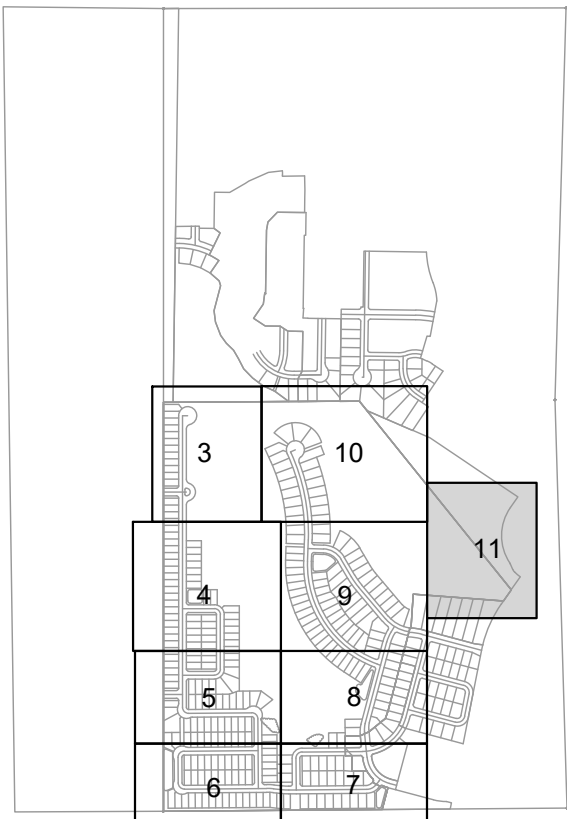
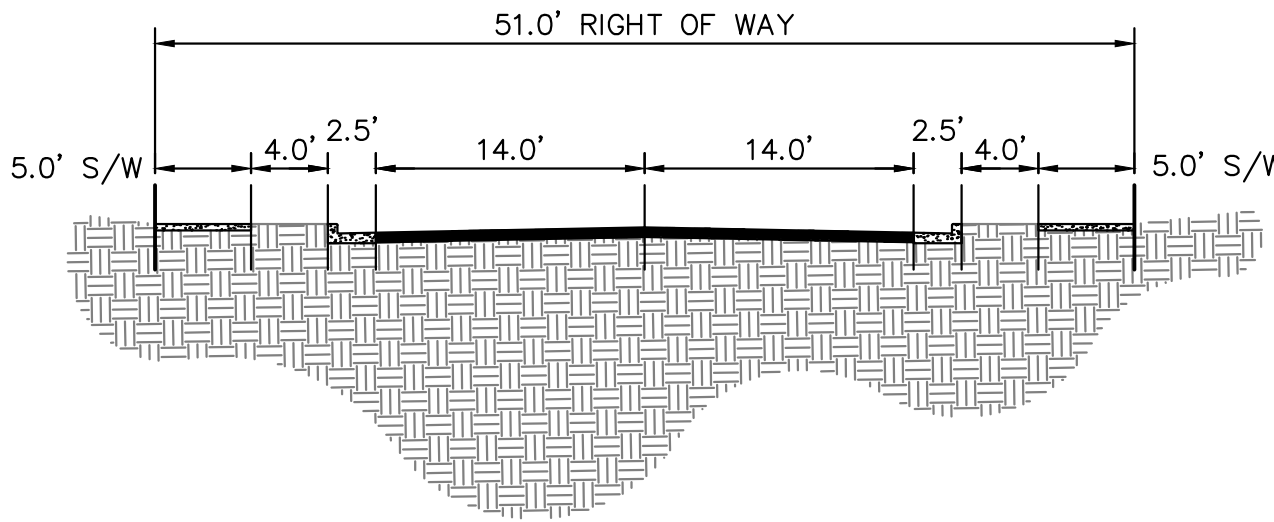
48-482-0304
CEDAR VALLEY BUILDERS
LLC
LOT 304

48-482-0305
MATTHEW HANSEN
ET AL
LOT 305

48-482-0306
JOHN MORGAN ANDERSON
ET AL
LOT 306

48-482-0307
JOHN A CASTRO
ET AL
LOT 307

LOCAL STREET CROSS-SECTION - 51' ROW



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
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SCALE (H): SCALE (V):	SHEET NO. 11
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DATE: JUNE 2021

PROJECT NO. 196011002

DWG. NAME PRELIMINARY PLAT.dwg

of 21 sheets

CASE NO.: TBD



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021

TITLE:	PUBLIC HEARING - Silverlake 31		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Nick Purcell (Flagship Homes)		
GENERAL PLAN DESIGNATION Neighborhood Residential 2	CURRENT ZONE Silverlake MDP	ACREAGE 3.65	COMMUNITY Silverlake

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend the Planning Commission make a 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. Collector road fencing consistent with existing collector road fencing in Silverlake shall be constructed along the rear and side lot lines of any unit that does or will abut Golden Eagle Road or Silverlake Parkway prior to issuance of a certificate of occupancy.
2. One additional parking stall required for Silverlake 31 and/or 5 additional parking stalls shall be provided for Silverlake 31 & 32.
3. Private ROWs shall be expanded to 43' with 5' sidewalks and 28' of pavement.
4. Increase the amount of water-wise landscaping by replacing turf behind buildings, in park strips and other areas that are not very usable as play areas.
5. Rear and side elevations shall include similar materials as the front elevations.

BACKGROUND:

Silverlake 31 is located within the Silverlake Master Development Plan and agreement which was last amended in January of 2013. Silverlake 31 is located within "area C" which is designated for single

family, patio, garden court, cluster, and multifamily development. The SilverLake South Preliminary Plat was approved on October 1, 2019, and included this area; however, multifamily developments require site plan approvals. This proposal is for 24 lots (18 cluster lots and 6 townhomes) located on approximately 3.65 acres.

ITEMS FOR CONSIDERATION:

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

Collector Road Fencing

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

Parking

Per 17.55.120 C townhomes and cluster home developments require 2 parking stalls per unit located within a fully enclosed garage plus 1 guest parking space per 3 dwelling units. With 24 units in plat 31, 8 guest parking stalls are required and 7 guest parking stalls are provided which is 1 stall under this requirement. The total number of units in Silverlake 31 and 32 is 115 units which requires 39 guest parking stalls; currently 34 parking stalls are provided within the two plats leaving a shortage of 5 parking stalls.

Right-Of-Way

The applicant is proposing a 40' wide private ROW throughout the project that includes 27' of pavement and 4' sidewalks. Staff recommends the ROW be increased to 43' and include 28' of pavement and 5' sidewalks, which would bring it to the Local ROW standard minus 10' of park strips. The roads can then be public or private.

Parks and Open Space

The applicant is proposing a total of 1.46 acres of open space to serve

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

Lift Station

The applicant is showing space for a sewer lift station on the Southeast corner of phase 32.

Multifamily Design Standards

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

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

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

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

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

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

Per 17.72.040 E 2 Multifamily buildings shall include a majority of the following: Shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings,

detailed grilles and railing, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows, all sides of the building shall include the chosen details. While the front elevations largely meet this requirement, the side and rear elevations do not comply.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100.080. The [Silverlake Master Development Agreement](#) should also be considered when reviewing this application.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Silverlake South Prelim Plat](#)

[Landscape Plans](#)

[Site Plans](#)

[Townhome Elevations](#)



REVISIONS				DESIGNED BY:	TGT
NO.	DATE	DESCRIPTION	BY	DRAWN BY:	TJT
1				CHECK BY:	TGT
2				DATE:	09/11/2019
3				CDDG FILE:	
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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN, UTAH

SILVERLAKE SOUTH
A RESIDENTIAL SUBDIVISION

OVERALL PRELIMINARY LAYOUT

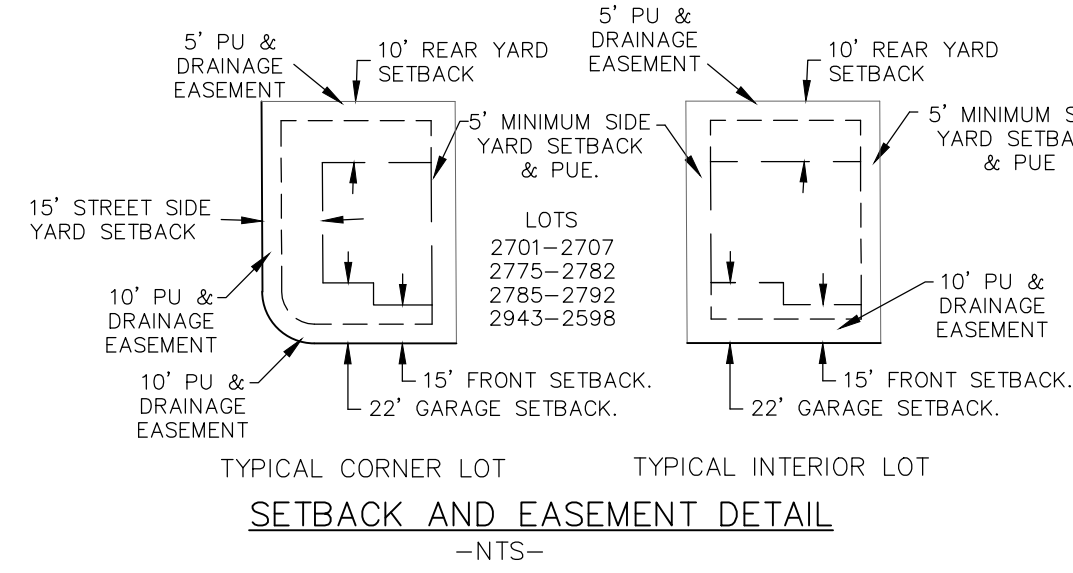
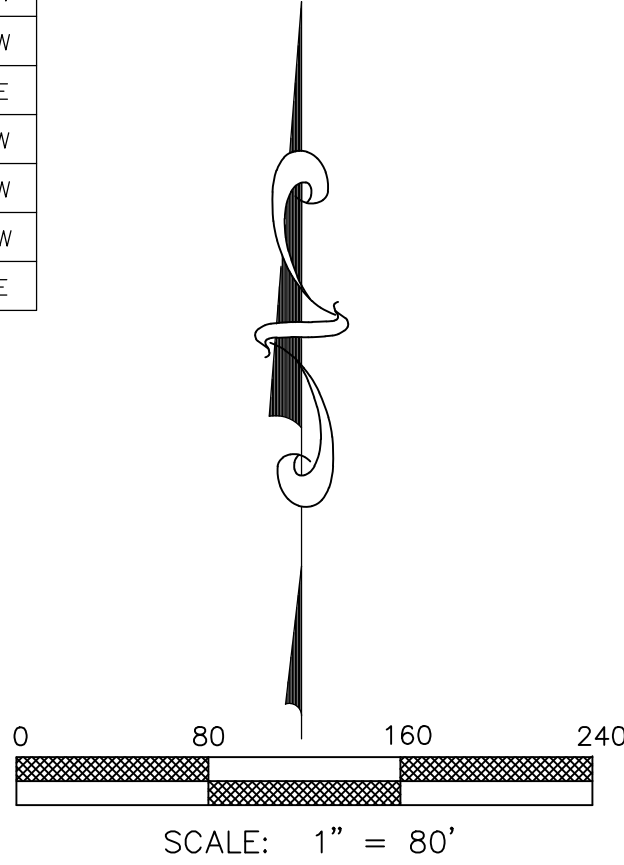
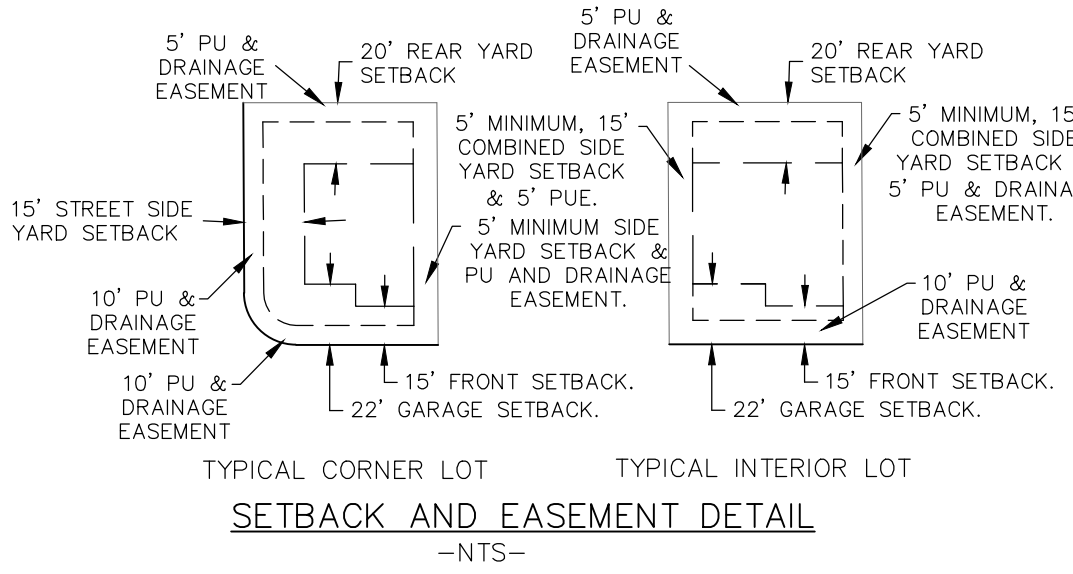
JOB
SILVERLAKE
SHEET NO.
1



BOUNDARY DESCRIPTION
Beginning at a point which is North 89°20'14" West 1991.65 feet along the section line and North 802.35 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Westerly 66.49 feet along the arc of a 83.5 foot radius curve to the left, through a central angle of 04°33'45" the chord of which bears North 87°04'07" West 66.48 feet; thence North 89°21'00" West 12.72 feet; thence Northwesterly 23.44 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°32'20" the chord of which bears North 44°34'50" West 21.13 feet; thence North 89°25'20" West 40.00 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence North 89°49'30" West 66.95 feet; thence North 00°11'20" East 89.99 feet; thence North 25°47'09" East 58.77 feet; thence North 00°36'45" East 408.09 feet; thence North 00°34'41" East 360.67 feet; thence South 89°23'16" East 90.11 feet; thence North 89°05'23" East 53.02 feet; thence South 89°23'16" East 90.10 feet; thence North 00°36'41" East 65.30 feet; thence Northwesterly 246.82 feet along the arc of a 528.50 foot radius curve to the left, through a central angle of 26°45'30" the chord of which bears North 70°54'47" West 244.58 feet; thence Southeasterly 20.41 feet along the arc of a 15 foot radius curve to the right, through a central angle of 77°57'03" the chord of which bears South 83°29'26" East 18.87 feet; thence North 57°34'33" East 54.30 feet; thence Northerly 24.65 feet along the arc of a 15 foot radius curve to the right, through a central angle of 94°09'07" the chord of which bears North 01°36'41" East 21.97 feet; thence North 48°09'44" East 143.86 feet; thence Southeasterly 22.31 feet along the arc of a 15 foot radius curve to the right, through a central angle of 03°20'44" the chord of which bears South 26°15'37" West 71.61 feet; thence Southwesterly 25.40 feet along the arc of a 15 foot radius curve to the right, through a central angle of 97°01'10" the chord of which bears South 73°05'51" West 22.47 feet; thence North 31°36'28" West 53.00 feet; thence South 58°23'34" East 13.08 feet; thence Southeasterly 20.71 feet along the arc of a 15 foot radius curve to the right, through a central angle of 79°06'07" the chord of which bears South 18°50'31" East 19.10 feet; thence Southwesterly 16.94 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of 00°47'22" the chord of which bears South 20°18'48" West 16.94 feet; thence South 70°04'56" East 53.00 feet; thence Northwesterly 26.62 feet along the arc of a 15 foot radius curve to the right, through a central angle of 101°41'22" the chord of which bears North 70°45'45" East 23.26 feet; thence South 58°23'34" East 8.49 feet; thence Southeasterly 61.35 feet along the arc of a 557.50 foot radius curve to the left, through a central angle of 06°18'19" the chord of which bears South 61°32'44" East 61.32 feet; thence South 17°31'19" West 64.04 feet; thence South 14°47'34" West 89.29 feet; thence South 06°55'27" West 92.94 feet; thence South 02°47'40" West 94.13 feet; thence South 00°11'20" West 316.14 feet to the point of beginning.

Parcel contains: 37.39 acres

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	66.49	835.00	4°33'45"	66.48	N87°04'07"W
C2	23.44	15.00	89°32'20"	21.13	S44°34'50"E
C3	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C4	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C5	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C6	246.82	528.50	26°45'30"	244.58	N70°54'47"E
C7	20.41	15.00	77°57'03"	18.87	N83°29'26"W
C8	24.65	15.00	94°09'07"	21.97	S01°36'41"W
C9	22.31	15.00	85°13'51"	20.31	N89°13'21"W
C10	25.05	15.00	95°40'14"	22.24	S00°19'37"W
C11	71.62	1226.50	3°20'44"	71.61	S26°15'37"W
C12	25.40	15.00	97°01'10"	22.47	N73°05'51"E
C13	20.71	15.00	79°06'07"	19.10	N18°50'31"W
C14	16.94	1226.50	0°47'29"	16.94	S20°18'48"W
C15	26.62	15.00	101°41'22"	23.26	S70°45'45"W
C16	61.35	557.50	6°18'19"	61.32	S61°32'44"E



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-

REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				3/20/2019
COGO FILE:				

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

EAGLE MOUNTAIN UTAH	SILVERLAKE SOUTH (CENTRAL AREA)	PRELIMINARY PLAT	JOB
			SHEET NO. 1



SARATOGA SPRINGS

SILVER LAKE 31 & 32 SUMMARY

Total Dwelling Units: 115

Town Homes: 64

Cluster Homes: 51

Open Space: +3.0 ac.

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

Visitor Parking Stalls 34

Amenities Worksheet needed

Utilize more water-wise landscaping, especially behind buildings, in park strips, and areas that are not very usable as park space.

Is the canal located on the eastern edge? Are you allowed to landscape that? Or do we need to give them access like in the northern section, with a gravel road, etc.? The aerial shows part of the canal pond on the property.



Is there a lift station in this location? Show it.

SILVER LAKE PHASES 31 & 32

site plan application

SARATOGA SPRINGS



PARKS & OPEN SPACE WORKSHEET

Silver Lake 31 & 32

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.

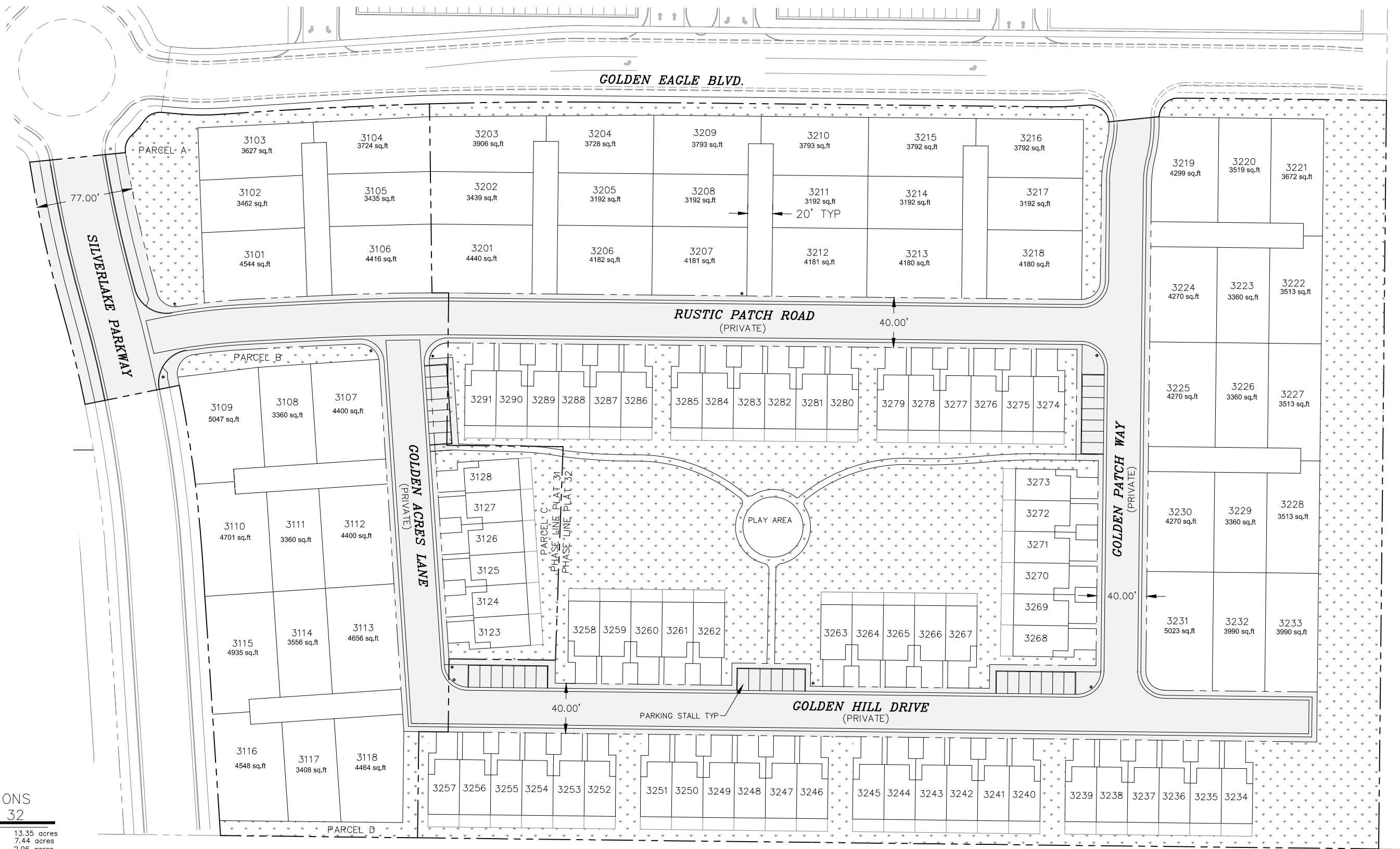
Required Improved Open Space			
Residential Lots / Units		Required Open Space (Square Feet) ^a	Required Open Space (Acres) ^b
64	x 1,000 =	64,000 sq ft	/ 43,560 = 1.46 Acres

Park Fee-In-Lieu (if applicable)		
Required Open Space (Square Feet) ^a		Total Fee-In-Lieu
_____ sq ft	x \$5.75 =	\$ _____

Required Amenity Points		
Required Open Space (Acres) ^b		Required Amenity Points
1.46 Acres	x 100 =	146 Points

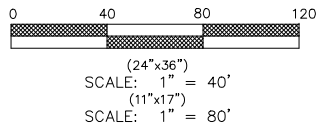
Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	4	8
Bicycle Rack (4+ bikes)	2		
Trees (5) (A majority must be shade trees)	2	126/5=25.2	50
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6		
Parking* (5 stalls)	6		
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4		
Playground Equipment* per \$1,000	2	50	100
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: natural trail corridor provided from MDA	Varies		
Other:	Varies		
TOTAL			158

* 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. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.



AREA TABULATIONS
PHASE 31 AND 32

ACREAGE:	13.35 acres
ACREAGE IN LOTS:	7.44 acres
ACREAGE IN ROADS:	2.96 acres
ACREAGE IN OPEN SPACE:	2.95 acres
SINGLE FAMILY LOTS:	51 LOTS
TOWNHOME UNITS:	64 LOTS
TOTAL LOTS:	115 LOTS
LARGEST LOT:	5,023 SF
SMALLEST LOT:	3,192 SF
UNIT DENSITY:	8.6 LOTS PER ACRE
OFFSTREET PARKING:	34 STALLS



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DRAWN BY:	TT
CHECK BY:	TGT
DATE:	5/26/21
COGO FILE:	

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

EAGLE MOUNTAIN, UTAH	SILVERLAKE PHASE 31 & 32 A RESIDENTIAL SUBDIVISION	SITE PLAN	JOB SL28
			SHEET NO. 1

SILVERLAKE PLAT 31

CONSTRUCTION PLANS

EAGLE MOUNTAIN, UTAH

prepared for:
SILVER LAKE LAND L.L.C.
170 SOUTH INTERSTATE PLAZA SUITE 250
LEHI, UT 84043
PHONE: (801)766-2592

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST
QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	GRADING & DRAINAGE PLAN
5	PLAN & PROFILES
6	STORM WATER POLLUTION PREVENTION PLAN
PLAT	FINAL PLAT

GENERAL NOTES:

- 1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
- 2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

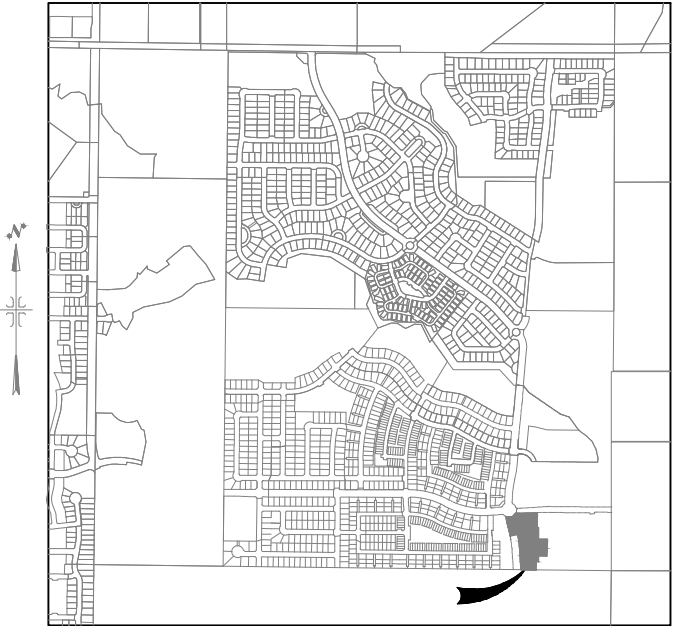
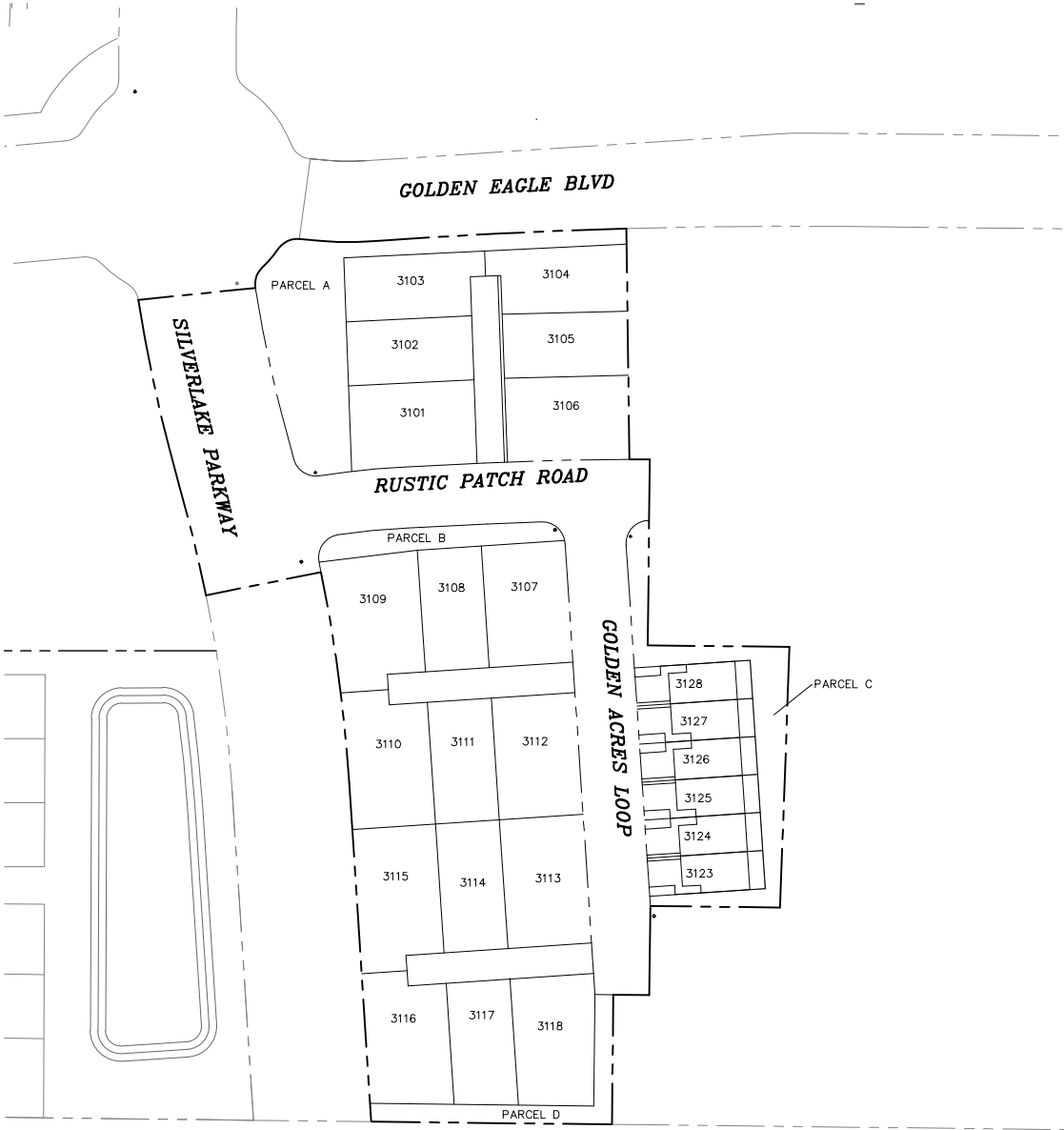
EAGLE MOUNTAIN CITY GENERAL NOTES:

SEWER—
Pipe bedding: ¾"gravel required 6"below, on the sides & 12"above the pipe (minimum).
Depth : Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
Sewer Y's: 3' minimum separation between sewer Y's.
Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green
B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
Manholes: manholes to be within 1' of finished grade. 12"of whirly gig form (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes.

WATER—
Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12"and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12"above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
Services & Fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
Setters: all setters to be 21"tall (minimum), have unions at the base and be dual check model, also ¾"setters to have double braces. Setters to be set at: 18"to 22"from the top of setter to top of lid.
Water can lid: all lids to say 'Eagle Mountain'on them recessed with a hole for the ERT and to be set at level to 1"above the plane of the curb & sidewalk.
Water Can: the water can for 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specifications.
Hydrants: hydrants to be 5' bury (minimum).
Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
Water fittings: all water fittings to be checked for thrust blocks (pre &post) and GIS (shot before backfill.
Vertical separation: water main to maintain 18"minimum separation from storm drain or other obstacles/utilities.
Water line fittings: all fittings to have mega-lug followers.
Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN—
Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
ADS: all ADS pipe to be "HP"brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: manholes to be within 1' of finished grade. 12"of whirly gig form (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes

ROAD SECTION—
Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¾"to 3/8"down from asphalt edge.



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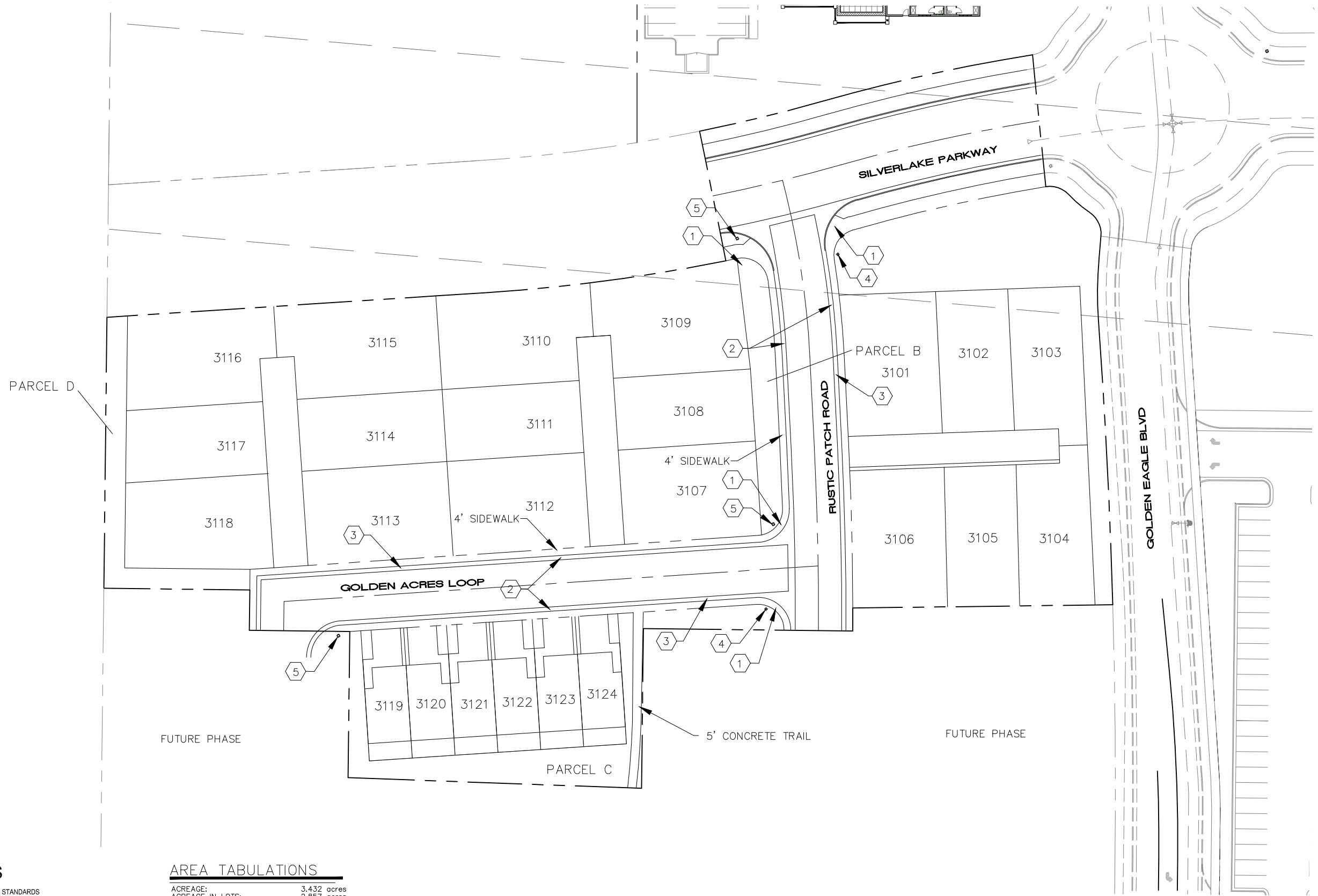
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CONSULTING ENGINEERS AND LAND SURVEYORS	
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544	

EAGLE MOUNTAIN,
UTAH

SILVERLAKE PHASE 31
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB
SL31
SHEET NO.
1



KEYED NOTES

- 1 CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
- 2 CONSTRUCT 5' CONCRETE SIDEWALK
- 3 CONSTRUCT 2.5' CONCRETE MOUNTABLE CURB AND GUTTER
- 4 STREET AND STOP SIGNS AS PER EAGLE MOUNTAIN CITY STANDARDS
- 5 INSTALL STREET LIGHT PER EAGLE MOUNTAIN CITY STANDARDS

AREA TABULATIONS

ACREAGE:	3.432 acres
ACREAGE IN LOTS:	2.857 acres
ACREAGE IN ROADS:	1.008 acres
SINGLE FAMILY LOTS:	18 LOTS
AVERAGE LOT SIZE:	3,560
TOWNHOME UNITS:	6 LOTS
TOTAL LOTS:	24 LOTS
LARGEST LOT:	5,047 SF
SMALLEST LOT:	3,123 SF
UNIT DENSITY:	7 LOTS PER ACRE



(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS				DESIGNED BY:	
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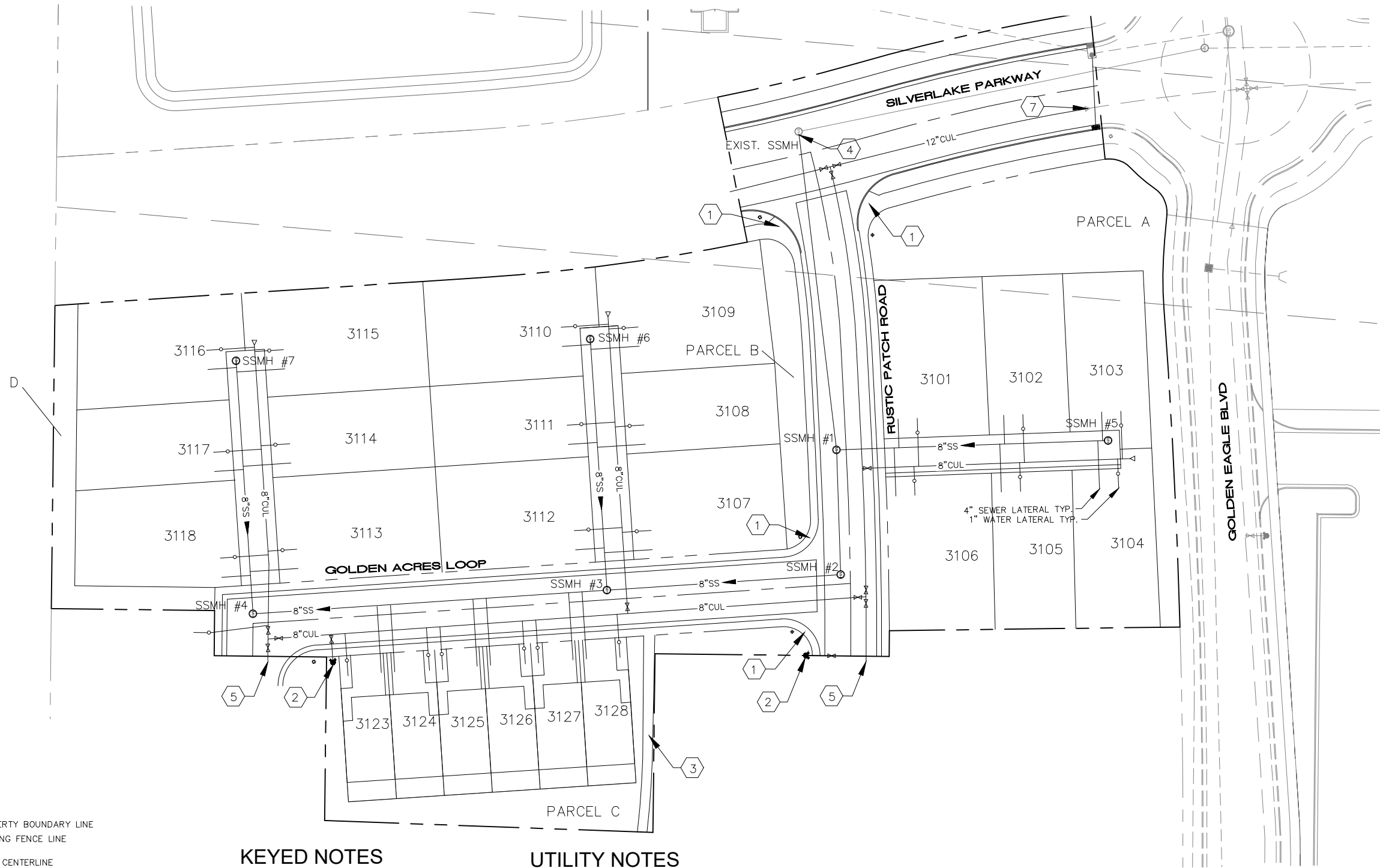
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EAGLE MOUNTAIN,
UTAH

SILVERLAKE PHASE 31
A RESIDENTIAL SUBDIVISION

SITE PLAN

JOB
SL28
SHEET NO.
2



LEGEND

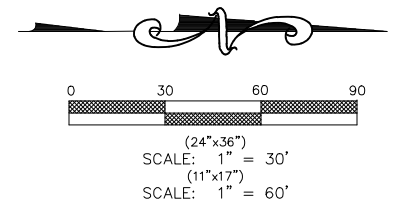
- PROPERTY BOUNDARY LINE
- X - X - EXISTING FENCE LINE
- ROAD CENTERLINE
- EASEMENT LINE
- CUL ----- PROPOSED PVC CLASS-200 SDR-21 CULINARY WATERLINE
- 8"SS- PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- EXISTING CULINARY OR SECONDARY PIPE (SIZE AND TYPE SHOWN)
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF

KEYED NOTES

- ① CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
- ② INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
- ③ CONSTRUCT 5' CONCRETE SIDEWALK
- ④ CONNECT INTO EXISTING SEWER MANHOLE. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION.
- ⑤ END AND CAP WATERLINE FOR FUTURE CONSTRUCTION WITH 2" TEMPORARY BLOWOFF
- ⑥ STUB AND CAP 8" SEWER FOR FUTURE CONNECTION
- ⑦ CONNECT INTO EXISTING 12" CULINARY LINE WITH CONSTRUCTION VALVE

UTILITY NOTES

- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- 2. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- 3. CULINARY WATER - 48" MIN. DEPTH TO TOP OF PIPE 8" & 12" C900 PVC.
- 4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
- 5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
- 6. ALL VALVES ARE TO BE FLANGED TO THE TEE.



REVISIONS				DESIGNED BY:	TGT
NO.	DATE	DESCRIPTION	BY	DRAWN BY:	TT
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2				DATE:	10/26/20
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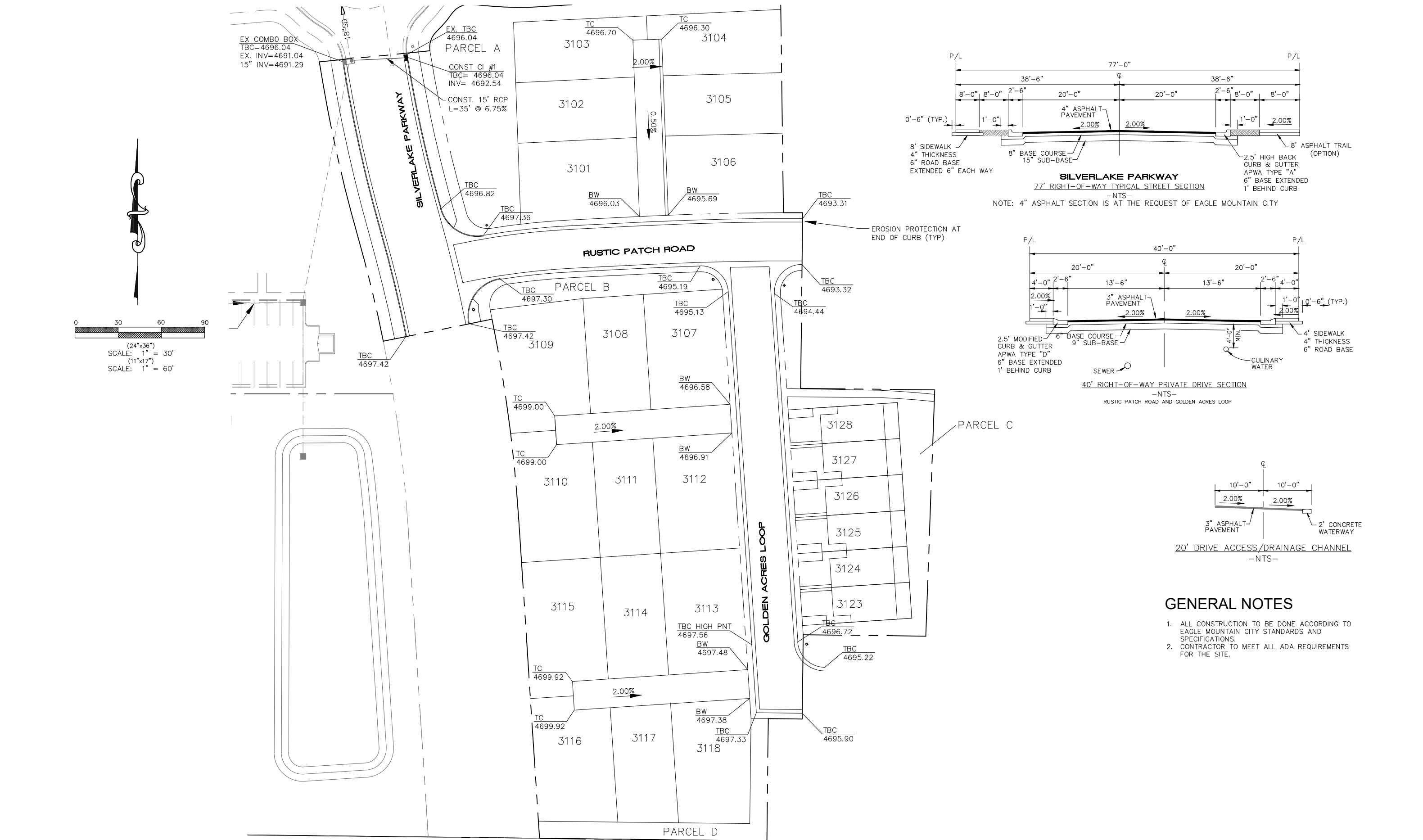
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
UTAH

SILVERLAKE PHASE 31
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

JOB
SL28
SHEET NO.
3



- GENERAL NOTES**
- ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.

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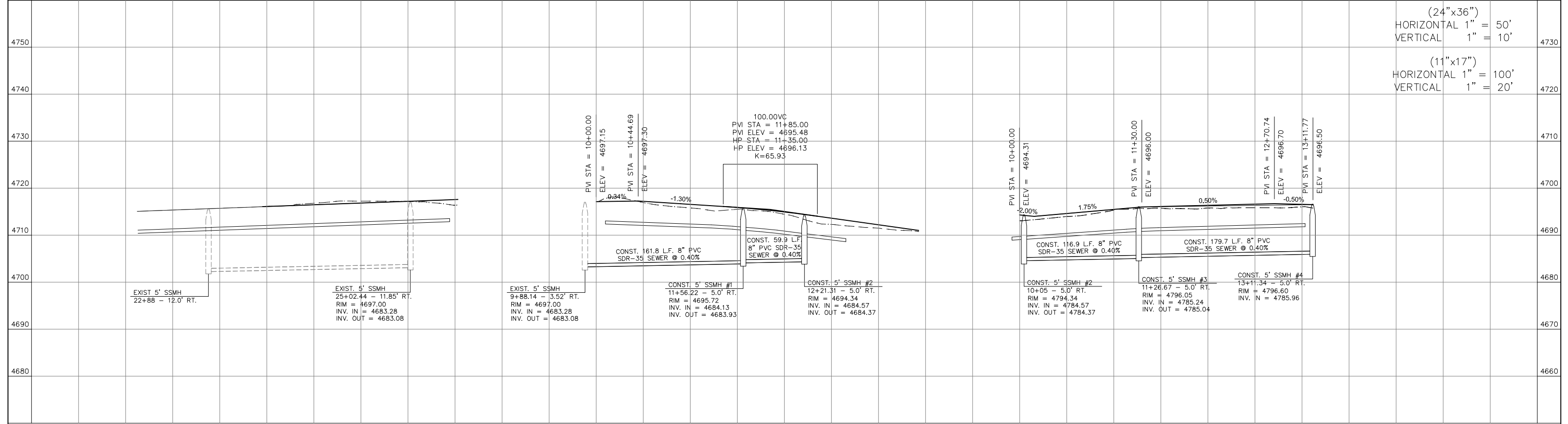
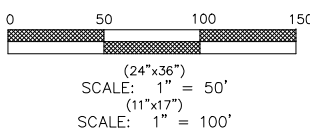
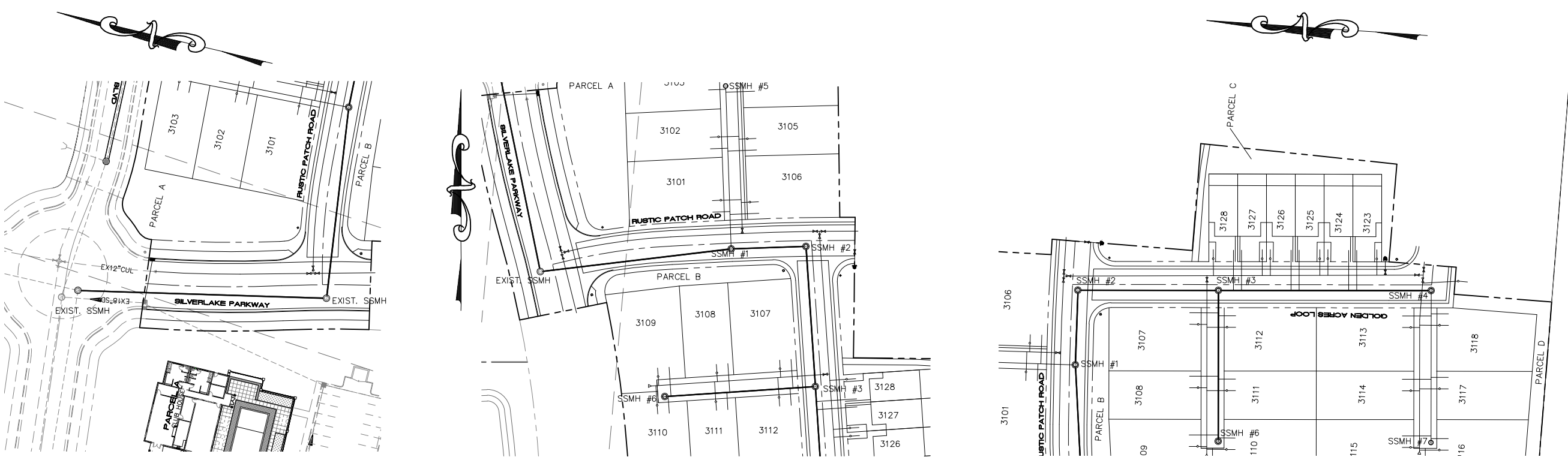
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
UTAH

SILVERLAKE SOUTH PHASE 31
A RESIDENTIAL SUBDIVISION

GRADING PLAN PHASE 31

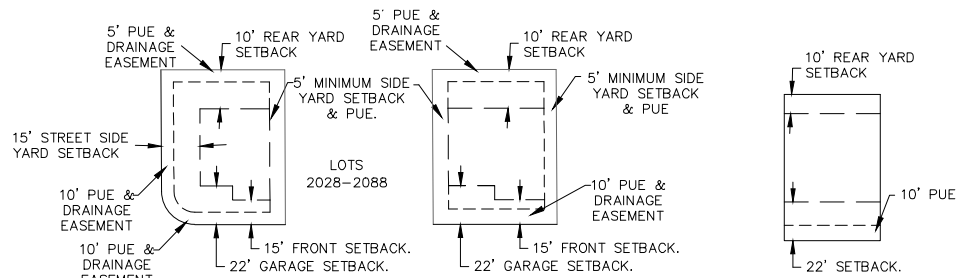
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REVISIONS				TRANE ENGINEERING, P.C. CONSULTING ENGINEERS AND LAND SURVEYORS 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544		EAGLE MOUNTAIN, UTAH		SILVERLAKE PHASE 31 A RESIDENTIAL SUBDIVISION		STA. 10+00 – STA. 13+11 PLAN & PROFILE		JOB SLL SHEET NO. 5	
NO.	DATE	DESCRIPTION	BY										
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				CHECK BY:	TGT								
				DATE:	10/26/20								
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SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



TYPICAL CORNER LOT TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

-NTS-

SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS- 1

<u>LAND USE</u>	
ACREAGE:	3.65 acres
ACREAGE IN LOTS:	1 acres
ACREAGE IN ROADS:	1. acres
SINGLE FAMILY LOTS:	18 LOTS
AVE. SINGLE FAMILY LOT:	3,
TOWNHOME UNITS:	10 LOTS
TOTAL LOTS:	28 LOTS
LARGEST SINGLE FAMILY LOT:	4, SF
SMALLEST SINGLE FAMILY LOT:	3, SF
UNIT DENSITY:	7.67 LOTS PER ACRE

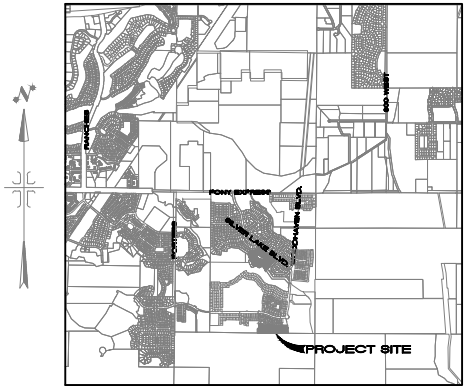
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	140.08	1037.50	7°44'10"	139.98	N07°35'48"W
C2	74.20	960.50	4°25'33"	74.18	N13°40'39"W
C3	124.79	1039.50	6°52'41"	124.71	S12°27'05"E
C4	14.68	15.00	56°03'43"	14.10	S18°45'21"W
C5	16.29	75.00	12°26'37"	16.26	N40°33'54"E
C6	15.89	15.00	60°42'19"	15.16	S64°41'45"W
C7	36.33	226.50	9°11'26"	36.29	S89°32'48"E
C8	165.30	3765.00	2°30'56"	165.29	S87°06'57"W
C9	13.37	2020.00	0°22'46"	13.37	N89°56'58"W
C10	117.96	1001.00	6°45'07"	117.89	S12°30'53"E
C11	77.17	999.00	4°25'33"	77.15	N13°40'39"W
C12	96.16	500.00	11°01'09"	96.01	S81°39'15"W
C13	107.25	2000.00	3°04'21"	107.24	S88°42'00"W
C14	111.13	962.50	6°36'56"	111.07	S12°34'58"E
C15	21.83	15.00	83°23'25"	19.96	S57°21'15"E
C16	56.39	520.00	6°12'46"	56.36	S84°03'26"W
C17	108.47	2020.00	3°04'36"	108.46	S88°42'07"W
C18	6.67	1037.50	0°22'05"	6.67	N11°38'55"W
C19	24.48	15.00	93°29'33"	21.85	S34°54'49"W
C20	46.11	480.00	5°30'14"	46.09	S84°24'42"W
C21	35.39	1980.00	1°01'27"	35.39	S87°40'33"W
C22	23.04	15.00	87°59'33"	20.84	N47°48'57"W
C23	24.62	15.00	94°03'06"	21.95	S43°12'22"W
C25	35.48	999.00	2°02'05"	35.48	N14°52'23"W
C26	41.69	999.00	2°23'28"	41.69	N12°39'37"W
C27	21.23	520.00	2°20'22"	21.23	S82°07'14"W
C28	35.15	520.00	3°52'25"	35.15	S85°13'37"W
C29	15.13	2020.00	0°25'45"	15.13	S87°22'41"W
C30	79.97	2020.00	2°16'06"	79.96	S88°43'37"W
C32	21.20	15.00	80°58'26"	19.48	N51°19'31"W
C33	1.84	15.00	7°01'07"	1.84	N07°19'45"W
C36	86.95	1037.50	4°48'07"	86.93	N09°25'54"W
C37	59.80	1037.50	3°18'08"	59.79	N05°22'47"W
C38	69.56	2000.00	1°59'34"	69.55	S88°09'36"W
C39	37.69	2000.00	1°04'48"	37.69	S89°41'46"W

Line Table		
Line #	Length	Direction
L1	16.49	N02°06'15"W
L2	20.00	S87°53'45"W
L3	20.00	S03°49'11"E
L4	29.86	S86°16'17"W
L5	31.28	N86°10'49"E
L6	20.00	S03°49'11"E

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

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

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



VICINITY MAP

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

By: _____ Title: _____

1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
 - (1). A recorded easement of right of way
 - (2). The law applicable to prescriptive rights
 - (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
 - (4). Any other provision of law

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

FOUND SECTION CORNER

COMMON AREA

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

BOUNDARY

SECTION LINE

ROAD CENTER LINE

EASEMENT LINE

NOTES:

- 1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FINISH A PUBLIC STREET.
- 2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
- 3- PRIVACY FENCING FACING SILVERLAKE PARKWAY MUST BE CONSIDERED A LANDSCAPE ELEMENT. COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
- 4- THE LANDSCAPING ALONG SILVERLAKE PARKWAY TO BE MAINTAINED BY SILVERLAKE HOA.
- 5- THE FENCING SHALL BE MAINTAINED BY SILVERLAKE HOA.
- 6- COLLECTOR ROAD FENCING REQUIRED ALONG SILVERLAKE PARKWAY PER AGREEMENT.

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

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "31" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Beginning at a point which is North 89°20'14" West 784.20 feet along the section line and North 140.39 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 03°49'11" West 63.00 feet; thence South 86°10'49" West 151.71 feet; thence North 03°43'43" West 30.23 feet; thence Northerly 140.08 feet along the arc of a 1,037.50 foot radius curve to the left, through a central angle of 07°44'10" the chord of which bears North 07°35'48" West 139.98 feet; thence South 78°32'07" West 77.00 feet; thence Northerly 74.20 feet along the arc of a 960.50 foot radius curve to the left, through a central angle of 04°25'33" the chord of which bears North 13°40'39" West 74.18 feet; thence Northerly 124.79 feet along the arc of a 1,039.50 foot radius curve to the right, through a central angle of 06°52'41" the chord of which bears North 12°27'05" West 124.71 feet; thence North 84°16'05" East 77.14 feet; thence Northeasterly 14.68 feet along the arc of a 15 foot radius curve to the right, through a central angle of 56°03'43" the chord of which bears North 18°45'21" East 14.10 feet; thence Northeasterly 16.29 feet along the arc of a 75 foot radius curve to the left, through a central angle of 126°36" the chord of which bears North 03°35'53" East 16.29 feet; thence Northeasterly 15.00 feet along the arc of a 15 foot radius curve to the right, through a central angle of 60°42'19" the chord of which bears North 64°41'45" East 15.16 feet; thence South 84°57'05" East 13.33 feet; thence Easterly 36.33 feet along the arc of a 226.50 foot radius curve to the left, through a central angle of 09°11'26" the chord of which bears South 89°32'48" East 36.29 feet; thence Easterly 311.66 feet along the arc of a 3,765 foot radius curve to the right, through a central angle of 04°44'34" the chord of which bears North 88°13'46" East 311.57 feet; thence South 89°23'57" East 33.39 feet; thence South 00°39'49" West 154.00 feet; thence North 89°23'57" West 51.17 feet; thence South 00°36'03" West 225.60 feet; thence North 89°23'57" West 22.87 feet; thence South 00°36'03" West 60.76 feet; thence South 86°10'49" West 125.48 feet to the point of beginning.

Parcel contains: 3.65 acres more or less.

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

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

PURSUANT TO UTAH CODE 10-9A-604(1d) THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

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

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

My Commission Expires _____

NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____
ACCEPTANCE BY LEGISLATIVE BODY _____

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

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER (See Seal Below)	ATTEST BY CITY RECORDER (See Seal Below)
---	---

PLAT "31"

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
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RECORDING INFORMATION



BACK ELEVATION



BACK ELEVATION







**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021**

TITLE:	Concept Plan - Smith Property		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Austin Smith		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler sen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

The applicant is seeking feedback on their concept plan located on the northern most 40 acres of parcel 59:043:0016, which is located to the west and south of Brandon Park Estates.

The future land use designation for the property is Neighborhood Residential 1, which supports the R1, R2, and R3 zones and anticipates between 2 and 4 dwelling units per acre.

Residential developments shall comply with connectivity, lot and zone transitioning, parks and open space, and residential design standards.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



CONCEPT PLAN APPLICATION

(801) 789-6617 • 1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005 • WWW.EAGLEMOUNTAINCITY.COM

PROJECT INFORMATION		UPDATED: 6/2015
Official Project Name: <u>Smith Property</u>		
Zone: <u>Residential</u> Surrounding Land Uses: <u>Residential & Agricultural</u>		
Number of Lots or Units: <u>110-128</u> Total Acreage of the Subject Property: <u>40 acres</u>		
General Location of the Property: <u>SW 1/4 Section 11 T65, R2w (South of Aviator Park)</u> Parcel # <u>59:043:0016</u>		
AUTHORIZED AGENT INFORMATION	PROPERTY OWNER INFORMATION	
Authorized Agent: <u>Austin Smith</u>	Property Owner: <u>Mae Land & Development / Steve Smith</u>	
Address: <u>1274 S 910 W Lehi UT 84043</u>	Address: <u>1274 S 910 W Lehi UT 84043</u>	
Phone: <u>801-850-7629</u> Cell: _____	Phone: <u>801-850-7629</u> Cell: _____	
E-mail: <u>airspeedutah@gmail.com</u>	E-mail: <u>airspeedutah@gmail.com</u>	

****IMPORTANT:** Incomplete applications will not be accepted. In order for an application to be deemed complete, all required materials must be submitted with the application. If any required materials are not applicable to your submittal, you must submit a letter for each required item stating the reason why it is not applicable to your application.**

SUBMITTAL REQUIREMENTS		
1 digital/electronic PDF copy of all plans & other required materials are required on a jump drive or through Dropbox. Please ensure there is only one PDF electronic file for each type of plan; do not separate the individual pages within a set of plans. Please label accordingly. Plans will not be reviewed until all digital files are received.		
FOR OFFICE USE ONLY		
Date: _____	Application & fee received by: _____	Application Complete? ☐ Yes ☐ No If not complete, what is missing: _____
For a plan containing 40 lots or less: Base Fee \$300.00		Amount Paid: _____
For a plan containing over 40 lots: Base Fee \$300.00 + Number of ERU _____ x \$5.00 = _____		
Condominium projects: Base Fee \$650.00 + Number of ERU _____ x \$10.00 = _____		Review: ☐ City Staff Only ☐ City Staff & Planning Commission
Land Use Concept Plan: Base Fee \$250.00		
To Present the Concept Plan before the Planning Commission: Additional Fee of \$250.00		

Please see Applicant Certification on the following page.

APPLICANT CERTIFICATION: I certify under penalty of perjury that this application and all information submitted as part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Eagle Mountain City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Eagle Mountain Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I acknowledge that I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this ordinance. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: _____

Date: _____

4/5/21

Attached Documents:

- Concept Plan Application Requirements/Checklist

CONCEPT PLAN APPLICATION REQUIREMENTS/CHECKLIST

- ☐ **CONCEPT PLAN:** The proposed concept plan drawn to a scale of not more than one inch equals 100 feet showing the following:
 - Property boundary with dimensions.
 - Ownership of all adjacent tracts of land.
 - Locations & widths of existing and proposed streets
 - Configuration of proposed lots with minimum & average lot sizes.
 - Approximate locations, dimensions & area of all parcels of land proposed to be set aside for park or playground use or other public use.
 - Those portions of property designated as flood plain & slopes in excess of 15 and 25+ percent.
 - Total acreage of the entire tract proposed for the subdivision.
 - General topography
 - North arrow scale and date of drawing.

- ☐ ****FOR EAGLE MOUNTAIN PROPERTIES PROJECTS ONLY**** With your submittal please include a statement of the following:
 - The total number of residential units allowed under the Master Site Plan and After-Acquired Properties carrying residential densities;
 - The cumulative total number of residential units previously approved for all of Owner/Developers Properties, including After-Acquired Properties carrying residential densities, from the date of the approval for the Master Site Plan to the date of the application;
 - The number of units and densities for which a permit is sought under the particular development phase application and
 - The balance remaining allowable to the Owner/Developers properties.

- ☐ **FEE:** The processing fee of \$300.00 plus \$5.00 per lot for plans containing over 40 lots. If the development is a condominium project, the processing fee is \$650.00 plus \$10.00 per ERU. A fee of \$250.00 is required for Land Use Concept Plan. If the Concept Plan is to go before the Planning Commission, an additional fee of \$250.00 is required.

Smith Property Development:

Owner: Steve Smith/ Mae Land & Development

Representative: Austin Smith 801-850-7629

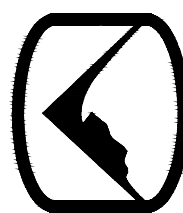
Property: Tax ID 59:043:0016 Total Acreage 79.85 (Total Development acreage – 40 acres)

Lots: 125 - Zone R1: 63 Lots; Zone R2: 62 Lots

Open Park Space: 2.45 Acres

SEAL:

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

STRUCTURAL CIVIL SURVEY

WWW.SILVERPEAKENG.COM

SMITH PROPERTY
SW 1/4 SECTION 11, T6S, R2W, SLB&M
EAGLE MOUNTAIN, UTAH

DATE: 5/13/2021
PROJECT: 21-033
DRAWN BY: J.T.F.

REVISIONS:

CONCEPT
SITE PLAN

SHEET NUMBER:

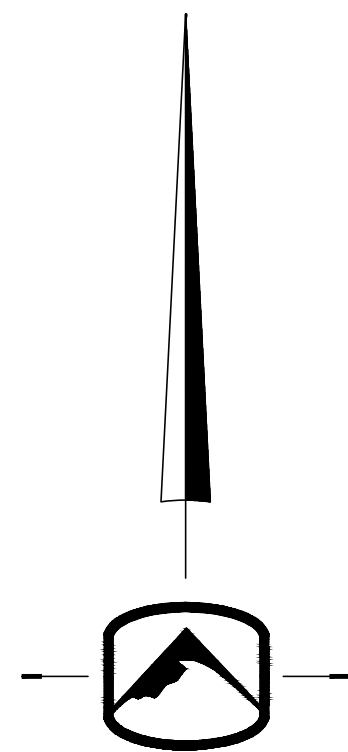
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LEGEND	
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	NEW IRRIGATION LINE
---	NEW STORM DRAIN
---	NEW SANITARY SEWER
---	NEW SECONDARY WATERLINE
---	NEW CULINARY WATERLINE
---	EX. IRRIGATION LINE
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. CABLE TV LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
---	EG CONTOUR MINOR
---	EG CONTOUR MAJOR
---	FG CONTOUR MINOR
---	FG CONTOUR MAJOR
---	NEW ASPHALT PER DETAIL 1/C301
---	EXISTING ASPHALT
---	FIRE TURNAROUND & ACCESS
---	EXISTING CURB & GUTTER
---	24" HIGH BACK CURB PER DETAIL 2/C301
---	24" RELEASE GUTTER PER DETAIL 3/C301



ZONING

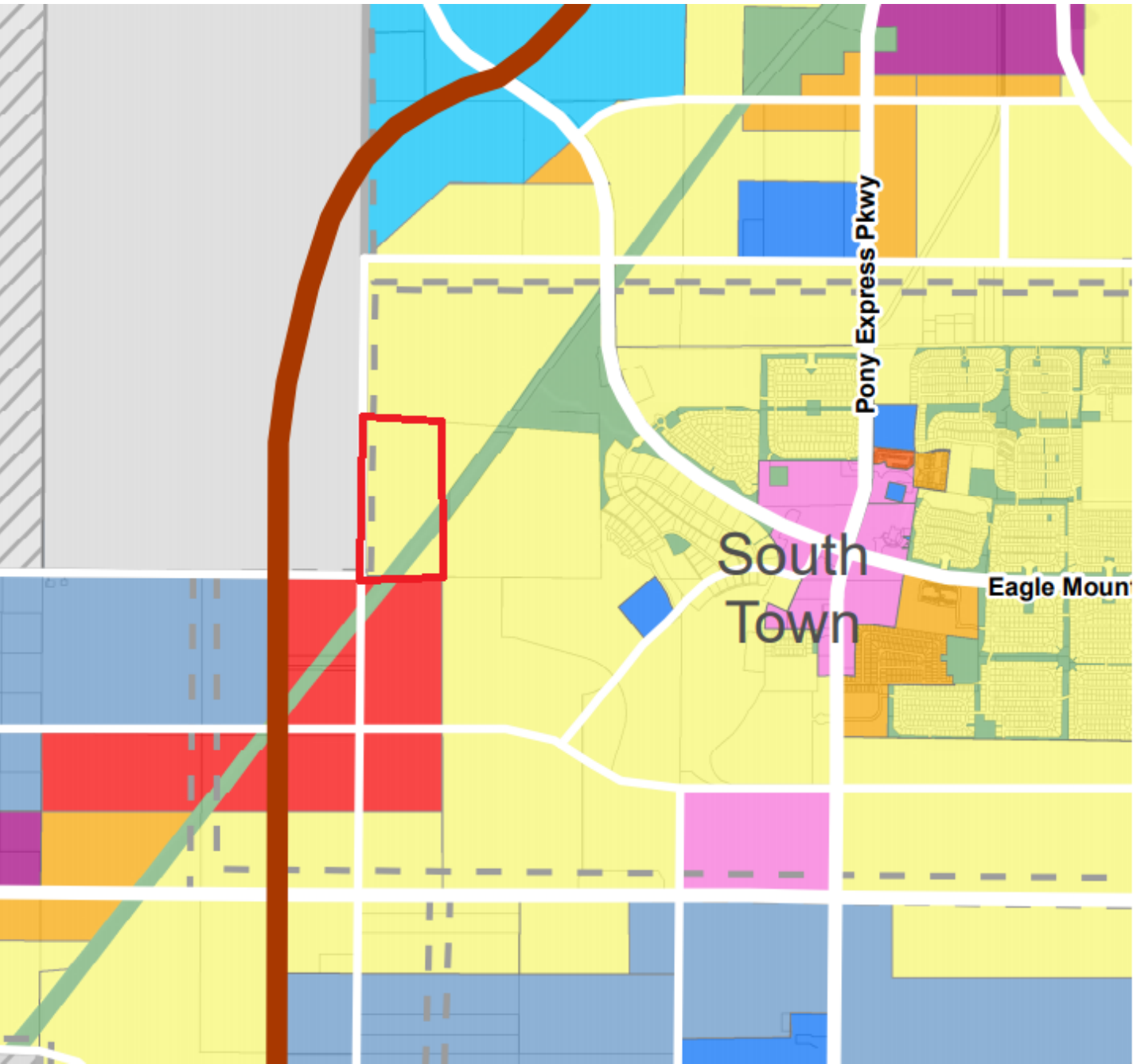
	ZONE R1 63 UNITS 20.21 ACRES 3.11 UNITS / ACRE
	ZONE R2 62 UNITS 16.04 ACRES 3.87 UNITS / ACRE
	PARK / AMENITY AREA 245 ACRES



0 80 160 320
HORIZONTAL SCALE: 1"=80'

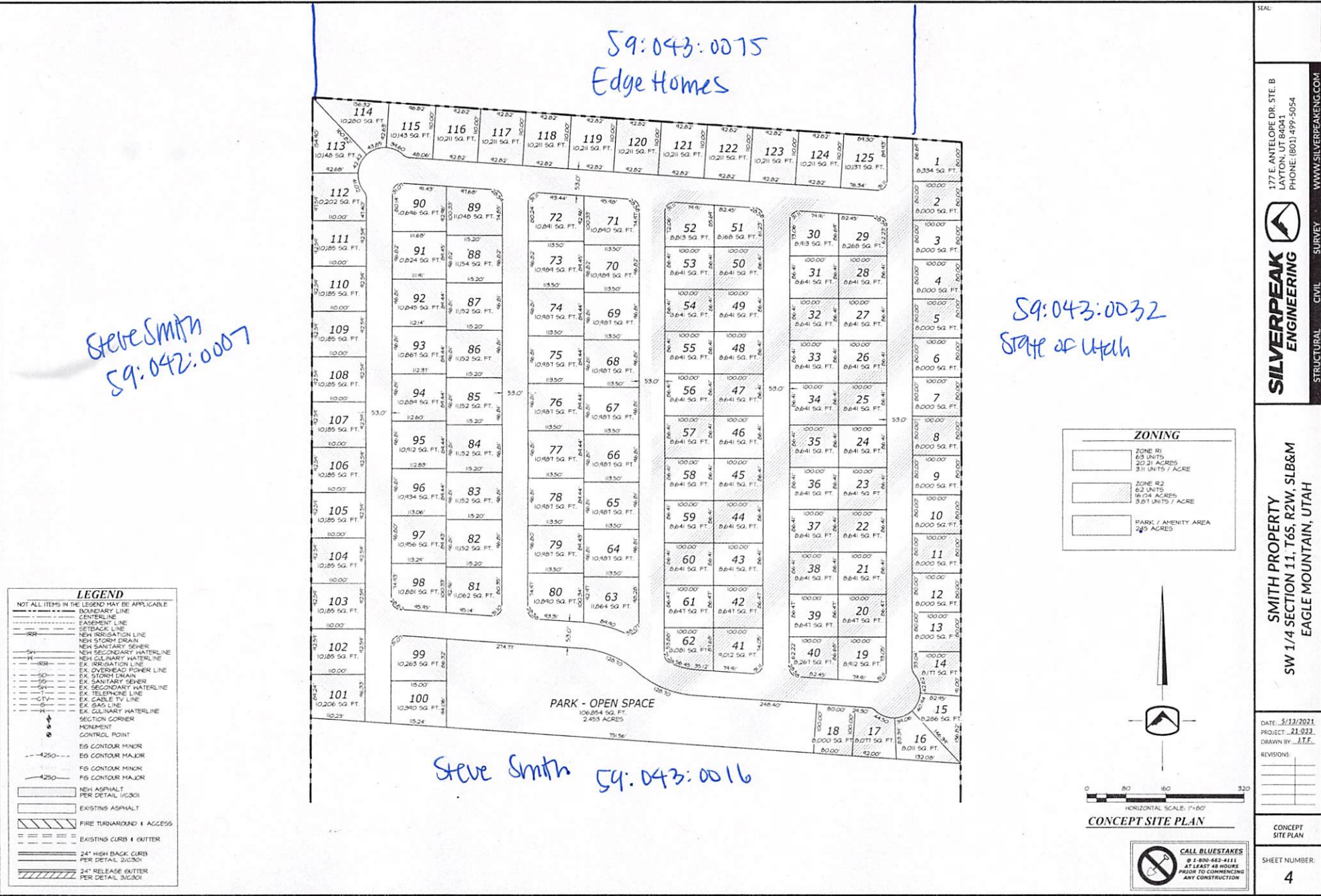
CONCEPT SITE PLAN





LEGEND	
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
--- BOUNDARY LINE	
--- EASEMENT LINE	
--- SETBACK LINE	
--- NEW IRRIGATION LINE	
--- NEW STORM DRAIN	
--- NEW SANITARY SEWER	
--- NEW SECONDARY WATERLINE	
--- NEW CULINARY WATERLINE	
--- EX IRRIGATION LINE	
--- EX OVERHEAD POWER LINE	
--- EX STORM DRAIN	
--- EX SANITARY SEWER	
--- EX SECONDARY WATERLINE	
--- EX TELEPHONE LINE	
--- EX CABLE TV LINE	
--- EX GAS LINE	
--- EX CULINARY WATERLINE	
--- SECTION CORNER	
--- MONUMENT	
--- CONTROL POINT	
--- EG CONTOUR MINOR	
--- EG CONTOUR MAJOR	
--- FG CONTOUR MINOR	
--- FG CONTOUR MAJOR	
--- NEW ASPHALT	
--- PER DETAIL UG301	
--- EXISTING ASPHALT	
--- FIRE TURNDOWN + ACCESS	
--- EXISTING CURB + GUTTER	
--- 24" HIGH BACK CURB	
--- PER DETAIL UG301	
--- 24" RELEASE GUTTER	
--- PER DETAIL UG301	

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



SEAL:

177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054
 WWW.SILVERPEAKENG.COM

SILVERPEAK ENGINEERING

STRUCTURAL CIVIL SURVEY

SMITH PROPERTY
 SW 1/4 SECTION 11, T6S, R2W, S1B&M
 EAGLE MOUNTAIN, UTAH

DATE: 5/13/2021
 PROJECT: 21-022
 DRAWN BY: JTE

REVISIONS:

CONCEPT SITE PLAN

SHEET NUMBER:
4



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021**

TITLE:	Concept Plan - Ranches Crossing		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Brian Haskell		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

Ranches Crossing is approximately 3.74 acres located on the Northeast corner of the intersection of Ranches Parkway and Pony Express Parkway.

The future land use plan designates the Ranches Crossing parcel as Community Commercial.

Commercial Projects are subject to 17.72 Commercial Design Standards

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Concept Plan - Color](#)



- LEGEND:
- PROPERTY LINE OF INTEREST
 - PARKING OFFSET REQ'T
 - BUILDING OFFSET REQ'T
 - EXISTING PROPERTY LINE
 - PROPOSED CURB
 - PROPOSED BUILDING/PAD

- SITE NOTES:
- ZONE: Community Commercial
 - FEMA: ZONE X, AREA OF MINIMAL FLOOD HAZARD
 - SLOPES DO NOT EXCEED 15%
 - TOTAL ACREAGE: 3.74 ac.
 - TOTAL PARKING PROPOSED: 215Stalls (1 stall per 140 sf)
 - TOTAL BUILDING PAD SF: 30,080 sf
 - AVG. LOT SIZE: 0.69 ac.
 - MIN. LOT SIZE: 0.29 ac.
 - PUBLIC ROW TO BE DEDICATED: 0.27 ac.
 - GENERAL TOPOGRAPHY: GENTLY SLOPED (0-10%)

Ldg

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OWNER:

EAGLE MOUNTAIN
RANCHES-
PONY EXPRESS
MULTI-USE

PONY EXPRESS PARKWAY
& RANCHES PARKWAY
CORNER

LEGAL DESC.:

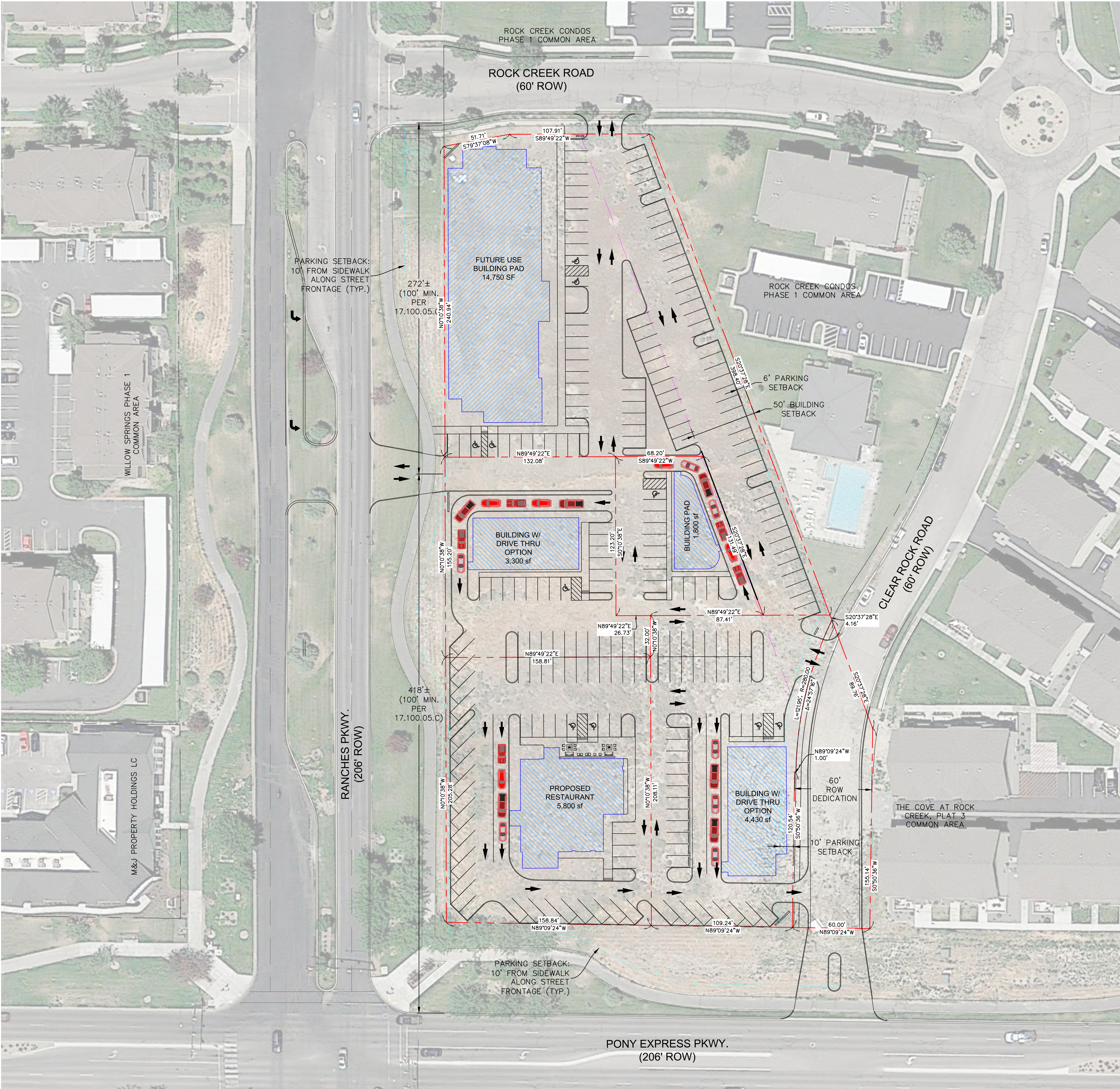
811

Know what's below.
Call before you dig.

Rev.	Date	Comment
-	-	-
-	-	-
-	-	-
-	-	-

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: JUN.12, 2021

SITE
CONCEPT
C000



LEGEND:

PROPERTY LINE OF INTEREST

PARKING OFFSET REQ'T

BUILDING OFFSET REQ'T

EXISTING PROPERTY LINE

PROPOSED CURB

PROPOSED BUILDING/PAD

- SITE NOTES:
- ZONE: Community Commercial

FEMA: ZONE X, AREA OF MINIMAL FLOOD HAZARD

SLOPES DO NOT EXCEED 15%

TOTAL ACREAGE: 3.74 ac.

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MIN. LOT SIZE: 0.29 ac.

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GENERAL TOPOGRAPHY: GENTLY SLOPED (0-10%)

L

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OWNER:

EAGLE MOUNTAIN
RANCHES-
PONY EXPRESS
MULTI-USE

PONY EXPRESS PARKWAY
& RANCHES PARKWAY
CORNER

LEGAL DESC.:

811

Know what's below.
Call before you dig.

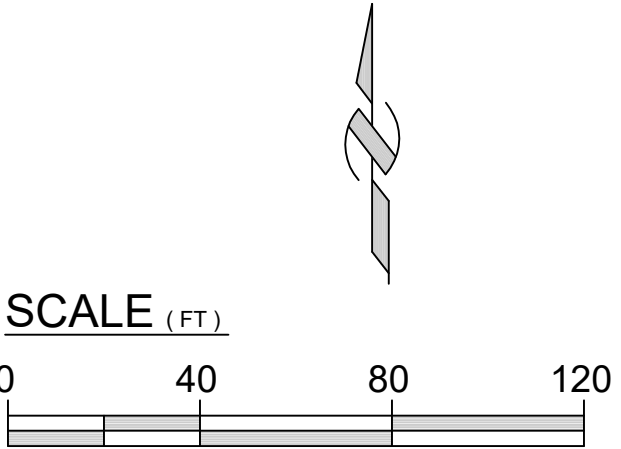
Rev.	Date	Comment
-	-	-
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-	-	-
-	-	-

DRAWN BY: DRS

DESIGN BY: CBL

ORIG. ISSUE DATE: JUN.12, 2021

SITE
CONCEPT
C000





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021

TITLE:	Development Code Amendment - Animal Zoning Regulations EMMC 6.10		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend that the Planning Commission make a motion to recommend approval of the 6.10 Development Code Amendment to the City Council, for the reasons set forth in the staff report and in the meeting .

BACKGROUND:

Staff was directed by members of the City Council to review 6.10 of EMMC and to consider making changes to the maximum number of animals allowed by code. The Planning Commission has held work sessions on the proposed code amendment and on June 22nd the Planning Commission and City Council held a joint session field trip to a property in the Cedar Pass Ranch Neighborhood to review what the existing code allows in practice.

ITEMS FOR CONSIDERATION:

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 horses being determined on the lot size, as a result neighboring properties may be entitled to different numbers of horses.

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are

considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Draft Animal Ordinance](#)

6.10.010 Existing animal uses.

The keeping of any animal which existed lawfully prior to the effective date of the ordinance codified in this title which is not allowed under this title may be continued as a nonconforming use, except that if the nonconforming use is discontinued for one year or more it shall then be deemed abandoned and any future keeping of animals shall be in conformity with this title. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.020 General animal regulations for all zones.

All areas to be used by animals shall be adequately fenced so as to prevent their escape. No more than six birds or other flying animals shall be kept on any lot within 1,000 feet of an airport. Available fenced animal areas shall be located in rear or side yards and may include barns, corrals, pens, or other facilities directly related to the care, shelter or feeding of the animals, but shall not include the home or other accessory buildings. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.030 General animal regulations for the agriculture zone.

Livestock may be kept in the agriculture zone on lots greater than five acres in size, but shall be maintained in conditions that are healthy and do not pose a nuisance due to smell, noise, or unsightly trash or dilapidated buildings. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.040 General animal regulations for the commercial zone.

It shall be unlawful to possess livestock or other animals in the commercial zone, except in approved pet stores, boarding or grooming kennels, or as otherwise provided in this chapter. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.050 General animal regulations for the industrial zone.

It shall be unlawful to possess livestock or other animals in the industrial zone, except as otherwise provided in this chapter. [Ord. [O-12-2017](#) § 2 (Exh. A)].

~~**6.10.060 General animal regulations for the airpark zone.**~~

~~It shall be unlawful to possess livestock or other animals in the airpark zone, except in approved pet stores or as otherwise provided in this chapter. [Ord. [O-12-2017](#) § 2 (Exh. A)].~~

6.10.~~070~~ 060 General animal regulations for the residential zone – Permitted uses.

Table 6.10.~~090~~ 080, Residential Zone Livestock Requirements, identifies the minimum lot size, area requirements, number and type of livestock that may be kept as a permitted use within the residential zone. [Ord. [O-12-2017](#) § 2 (Exh. A)].

~~Additional animals not identified in Table 6.10.080, or in 6.10.090 as “Wild Animals” shall be subject to an alternative animal management plan to be heard by the Planning Commission. Approval of the~~

plan by the Planning Commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer.

6.10.080 070 General animal regulations for the residential zone – Conditional uses.

The planning commission may consider exceptions to Table 6.10.090, Residential Zone Livestock Requirements, through a conditional use permit process.

A. The planning commission shall review conditional use permits in accordance with the standards contained in Chapter [17.95](#) EMMC, Conditional Uses.

B. The planning commission shall conduct a public hearing in accordance with Chapter [17.95](#) EMMC, Conditional Uses.

C. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer. [Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.090 080 Residential zone livestock requirements.

A residential property may have a mix of the permitted animals so long as the required fencing area is provided.

Table 6.10.090 080 – Residential Zone Livestock Requirements*

Animal	Max. Number Allowed on Lots			Available Fenced Area per Animal	Setback from Residence or Other Periodically Inhabited Building ¹	Minimum Lot Size
	1/2 to 1 Acre	1 to 3 Acres	More than 3 Acres			
Horse/Mule	2 horses per ½ acre			22,000 s.f. per 1 – 4 animals	50	1 Acre
Buffalo	0	2	6	22,000 s.f. per 1 – 4 animals	150	1 Acre
Cattle	2	4	12	2,500 s.f.	50	1/2 Acre
Donkey	2	4	12	2,500 s.f.	50	1/2 Acre
Llama	2	4	12	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	4	8	16	500 s.f.	50	1/2 Acre
Sheep/Goat	4	8	16	500 s.f.	50	1/2 Acre
Pig (all kinds)	2	4	8	500 s.f.	150	1/2 Acre

¹ The setback requirement is measured from the closest point of the available fenced animal area to a residence or building on an adjacent lot.

* Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the planning commission. Approval of the plan by the commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer.

[Ord. [O-12-2017](#) § 2 (Exh. A)].

6.10.100 090 Definitions.

For the purposes of this title, each of the following words and phrases shall have the following meaning:

“Animal” means birds, reptiles, and mammals other than the species *Homo sapiens*. An animal's offspring shall be considered a separate unit upon completion of weaning.

“Hobby breeder kennel” means a dog or cat breeder that has been given conditional use approval to keep a limited number of animals, as approved in a conditional use permit, in a residential area, subject to all provisions of Chapter [6.05](#) EMMC and this chapter.

“Kennel” means any lot, building, structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for any purpose, including boarding, breeding, buying, grooming, letting for hire, training for fee, or selling.

“Livestock” means all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals, and all ratites, including, but not limited to, ostriches, emus, and rheas.

“Wild animals” means any animals of a species that in their natural life are wild, including hybrids and animals which, as a result of their natural or wild condition, cannot be vaccinated effectively for rabies. These animals, however domesticated, shall include but not be limited to:

1. Alligators and crocodiles;
2. Bears (Ursidae). All bears, including grizzly bears, brown bears, black bears, etc.;
3. Cat family (Felidae). All except the commonly accepted domesticated cats, and including cheetah, cougar, leopard, lion, lynx, panther, mountain lion, tiger, wildcat, etc.;
4. Dog family (Canidae). All except domesticated dogs, and including wolf, part wolf, fox, part fox, coyote, part coyote, dingo, etc.;
5. Porcupine (Erethizontidae);
6. Primate (Nonhuman). All subhuman primates;
7. Raccoon (Procyonidae). All raccoons, including eastern raccoon, desert raccoon, ringtailed cat, etc.;
8. Skunks;

9. Venomous fish and piranha;

10. Venomous snakes and lizards;

11. Weasels (Mustelidae). All including weasels, martens, wolverines, badgers, otters, ermine, mink, mongoose, etc.

A complete list of other definitions related to animal control may be found in Chapter [6.05](#) EMMC.
[Ord. [O-12-2017](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 13, 2021**

TITLE:	MDP, Rezone, GP Amendment - Ault Farms		
ITEM TYPE:	Master Development Plan, Rezone, and General Plan Amendment		
FISCAL IMPACT:			
APPLICANT:	Flagship Homes (Pete Evans)		
GENERAL PLAN DESIGNATION Business Park / Light Industry, Parks and Open Space, Foothill Residential, and Neighborhood Residential One	CURRENT ZONE Agriculture	ACREAGE 752 acres	COMMUNITY South Town

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

This is a combined staff report for all items for Ault Farms. The Commission can hold one public hearing for all items and then make two separate motions: one for the General Plan Amendment and one for the Rezone and Master Development Plan.

The Planning Commission has the following options:

1. Recommend approval, including any necessary changes or conditions of approval.
2. Require the proposal to be split into smaller master development plans / agreements, and recommend approval of the three plans (or one of the plans).
3. Recommend denial of the proposal with clear findings of facts and direction for the applicant.

If you choose to recommend approval of the project, we recommend you consider the following items:

- Consider adding in an affordable housing element near the commercial properties.
- The northwest corner should be modified to utilize the road along the north property line in the Eagle Village project.
- Modify the R3 areas adjacent to MF1 to be compatible with EMMC 17.60.160 zone transitions.

- The 214 acres to the south should be submitted separately in the future for a master development plan and/or rezone.
- A possible 10-acre elementary school site should be included on the plan, to be reviewed by the Alpine School District staff prior to approval of the master development agreement.
- A parks plan shall be submitted that includes potential park improvements and example linear park improvements, to be approved as an exhibit to the master development agreement.
- This approval is contingent upon a master development agreement being approved.

Although this item is not a public hearing (a public hearing was already held for this project at the July 6th City Council meeting), we advise you to allow public comments if anyone would like to provide comments.

BACKGROUND:

This updated Ault Farms project was reviewed briefly by the City Council on July 6, where the City Council remanded the applications back to the Planning Commission in order to receive the Commission's input, since the plans include significant changes from the version that the Commission reviewed. The City Council has requested to review the project at their next meeting (July 20), following the Commission's recommendation.

The subject property (~752 acres) is a large parcel of land on the east side of Pony Express Parkway at about 3000 N. The property is currently zoned Agriculture and is identified in the General Plan Future Land Use Map for "Foothill Residential," "Neighborhood Residential One," "Parks and Open Space," and "Business Park / Light Industry."

The applicant (Flagship Homes) for the proposed development submitted concept plans in 2019 and 2020. Through those reviews, the Planning Commission and City Council have requested the applicant focus on compliance with the General Plan and requesting zone districts that exist within the current City Code. The mix of building types and proposed density were reduced as well through those concept plan reviews and revisions.

An updated master development plan has been submitted for the

property that has significantly reduced the proposed densities and includes a mix of residential zones. The plan also includes a rezoning and General Plan map amendment.

Rezoning

The master development plan proposes a rezoning from Agriculture to a mix of: FR, R1, R2, R3, RC, MF1 (townhomes), CN, OS-I, and OS-N. The applicant is not seeking a rezoning of the southern ~214 acres of the parcel at this time (the future business park / light industry area).

General Plan Amendment

The master development plan proposes an amendment to the General Plan Land Use Map from "Foothill Residential," "Neighborhood Residential One," "Parks and Open Space," and "Business Park / Light Industry" to: "Foothill Residential," "Neighborhood Residential One," "Neighborhood Residential Two," "Community Commercial," "Business Park / Light Industry," and "Parks and Open Space."

It also includes an amendment to the General Plan Future Transportation Map by adding a collector road and reducing the size of Tiffany Lane and Airport Road, following consultation with City Staff.

ITEMS FOR CONSIDERATION:

CODE COMPLIANCE

The master development application was received during the public hearing process on the code amendment to EMMC 16.10. Based on the filing date and the City Council adoption of the code amendment ordinance, the application is subject to the new version of the code.

WAIVER REQUEST

The applicant has submitted a waiver request from the requirements of EMMC 16.10, as permitted 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 a master development plan for the +/- 500-acre residential component (they have noted this was meant to refer to the +/- 550-acre residential/commercial/open space component). The applicant notes the following for consideration to recommend this waiver:

1. Comprehensive planning and cohesive design
2. Timing
3. Amenity offering

Based on Planning Commission feedback, the applicant has submitted an exhibit for separated plans (see the "Master Plan Divisions" exhibit, which would be:

- Area A - About 131 acres located north of the northern collector road.
- Area B - About 243 acres located between the northern collector road and Tiffany Lane.
- Area C - About 162 acres and located south of Tiffany Lane and north of the proposed south collector.
- Area D - The Business Park area is the southern most ~214 acres that the applicant intends to propose as a separate master development based on the waiver request.

The criteria for approving the waiver to allow the primary master development plan to cover a land area greater than 200 acres would require a finding by City Council of one or more of the following:

1. The project's concept plan review (pursuant to Chapter 16.15 EMMC) received feedback from the planning commission and/or city council in regards to reduced master development application requirements;
2. The project will not require modification or additions to existing conditions (zoning designation, land use designation, roadways);
3. The project involves limited development requirements for infrastructure; or
4. The strict application of this chapter would result in peculiar or exceptional difficulties, or exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

An overall 550-acre concept plan should be included in each separate master development agreement to ensure the overall context and benefits are considered for each separate plan.

ROAD NETWORK

The development will include three access points from Pony Express Parkway. The central east-west roadway is identified in the City's Future Transportation Plan as a major arterial road (Tiffany Lane).

There are also two primary east-west roadways to the north ("North Collector") and south ("South Collector") of Tiffany Lane. The Transportation Master Plan calls for the "North Collector" to be a collector. All three of these roads will create connections into and through the development as well as to the future arterial road, Airport Road, on the east. Many of the interior roadways throughout the development have been developed with a combination of curving and straight roads which provide easy access while increasing visual appeal and safety (EMMC 16.35.070(L)).

Based on the submitted Transportation Plan, the applicant is requesting to amend the General Plan's Future Transportation Plan by:

- Adding a collector road for the "South Collector" running east to west
- Reducing Tiffany Lane from a Major Arterial to a Minor Arterial
- Reducing Airport Road from a Major Arterial to a Minor Arterial

Staff is currently working with Horrocks Engineers on an update to the Transportation Master Plan, and these proposed changes are generally consistent with the draft changes in process with our consultants.

TECHNICAL STUDIES

A traffic impact study was developed last year based on a previous concept plan with nearly double the number of proposed units (the executive summary is attached, the full report is available upon request). The submitted master development plan has been reduced significantly in its overall intensity.

A geotechnical study has also been provided. Due to the size of that study, it is available upon request.

OPEN SPACE & PARKS

The plan calls for a ± 3 -acre central park in the northern area, connected to linear paseo park areas extending in all directions. The southern area also contains a square park (+2.5-acres) with connected linear paseos. The electric power corridor would mainly be unimproved, but will include a regional asphalt trail. The interconnected trail system will be an excellent amenity for the

neighborhood. The question, however, is whether some of the area in the paseos or linear parks should be combined with the square parks to provide more useable recreation space for playfields, etc. EMMC 16.35.105A2 states *"Developers are encouraged, whenever possible, to consolidate improved open space into larger parks that may be used by more than one neighborhood, or improve existing nearby parks..."* At a minimum, the applicant should provide examples of potential improvements for the paseos / linear parks to help the Commission and Council make a determination on whether to combine some of the area for larger fields, etc.

PUBLIC FACILITIES

The submitted materials do not currently include designation for potential public facilities. The applicant has discussed the development with the Alpine School District and The Church of Jesus Christ of Latter-Day Saints. These entities are interested in possible inclusion within the development, but have not determined desired locations or sizes. Any rezoning to commercial or residential zoning would allow for these uses (permitted in commercial districts; special use in residential districts). The applicant is aware that granting the zoning for the requested districts that are then used for these public and civic uses will not result in permitted additional density within the district. Although not required, the school district and Church are encouraged to request a rezoning of selected sites to the Public Facilities Zone. We recommend that the applicant include a potential location for an elementary school on the master development plan map, after working with the school district to determine the best location.

REZONE REQUEST

Based on the submitted materials, the southern portion (~214 acres) identified as "Tech Campus/Light Industry" is not requested for a rezoning at this time. As noted above, this portion should be handled through a separate master development plan.

Through the review with the Planning Commission and discussions with Council members, the applicant has revised the rezoning request several times to reduce the density and incorporate particular zoning lots (including 55 FR lots). The applicant has provided a "master plan tabulations" document that includes an outline of the use of the property by area.

Commercial zoning (CN) is proposed to be located north and south of Tiffany Lane along Pony Express Parkway. We recommend that the applicant provide examples of commercial developments that justify the layout and dimensions of these commercial areas.

The multifamily areas have been reduced to two areas surrounding Tiffany Lane. All other multifamily areas, including potential affordable housing units (apartments, condos) have been removed from the plan. This zone is surrounded by proposed RC and R3 zoning. Technically the R3 zone is not appropriate adjacent to the MF1 zone (EMMC 17.60.160(1)).

RC zoning is located to create a transition between the multifamily districts and the larger residential lots. The RC zone is a single-family zoning district that requires minimum lot sizes of 4,500 sf and an average lot size of at least 6,000 sf. It's included throughout the project.

The plans call for FR zoning for the entire portion of the property east of Airport Road. The FR zone requires a minimum lot size of one-quarter acre and average lot size of at least one-half acre. This zoning request matches the current land use designation for this portion of land which is "Foothill Residential." Although the foothill residential zoning is not compatible with the approved duplex project to the north (Eagle Heights Village), the applicant is complying with the general plan and the Council's comments in this area by designating it as FR.

The remainder of the proposed residential zoning is broken up into R1 (min. lot size of one-quarter acre, average lot size of at least one-third acre), R2 (min. lot size of 8,000 sf, average lot size of at least one-quarter acre), and R3 (min. lot size of 6,500 sf, average lot size of at least 8,500 sf). The R1 lots are all shown at the north, adjacent to the existing neighboring lots in Eagle Point. The existing lots are 7,000 - 8,000 square feet in size. The R2 or R3 zone would be perfect next to these, based on lot sizes. The R1 areas could be moved to mix-in better throughout the project.

The Eagle Village project that is under development to the northwest will construct an east-west road on the property line. Ault Farms should revise their plans to utilize that roadway.

Open space uses/zones are proposed throughout the development, providing access to residents throughout. For zoning purposes, the open space for the major utility corridor should be zoned "OS-N" (natural open space). The larger parks and linear parks/trails as "OS-I" (improved open space).

In general, the zoning exhibit does meet the zoning transition as required by EMMC 17.60.160, with the exception of the R3 and MF1 adjacency.

GENERAL PLAN AMENDMENT

In addition to the Transportation Master Plan amendment noted above, the master development plan includes a request to amend the Land Use Plan.

In general, the exhibit reflects the land use designations that are appropriate based on the requested zoning districts and EMMC 17.60.160.

The portion of land designated as "Business Park / Light Industry" in the current General Plan north of the "South Collector" is requested to be amended to "Neighborhood Residential One," "Neighborhood Residential Two," and "Community Commercial" based on the proposed zoning.

The portion of land east of the power corridor currently is designated as "Foothill Residential." Based on the plan, this area's land use designation would not require a change.

The major utility corridor would remain under the current land use designation of "Parks and Open Space" based on the updated proposal.

The remainder of the property is currently designated as "Neighborhood Residential One." The proposal would keep portions of that land as the "Neighborhood Residential One" designation with the rest being designated as "Neighborhood Residential Two," and "Parks and Open Space" based on the proposed zoning.

REQUIRED FINDINGS:

Amendments to the General Plan are legislative actions and do not

require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community.

A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

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.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the requests (previous plans with much higher density) on January 12, 2021. The item was continued to January 26 and again to February 9 to allow the applicant to make revisions based on concerns and feedback raised by the Commission. The Commission concluded its review of the applications on February 9, 2021, with the following recommendations:

- The Commission recommends denial (unanimous vote, 4-0, 1 absent) of the General Plan amendment based on concern that the request is increasing the density beyond what the General Plan calls for;
- The Commission recommends denial (unanimous vote, 4-0, 1 absent) of the rezone request for lack of General Plan compliance;
- The Commission recommends denial (unanimous vote, 4-0, 1 absent) of the master development plan areas 1, 2, and 3 for lack of General Plan compliance; and
- The Commission recommends (unanimous vote, 4-0, 1 absent) that the lower ~208 acres be applied for separately in the future

Following significant changes to the plan, the City Council has requested a new recommendation from the Commission.

ATTACHMENTS:

[GP & Rezone & MDP Exhibits](#)

[Master Plan Tabulations](#)

[Waiver Request](#)

[Traffic Impact Study Executive Summary \(July 2020\)](#)

Master Plan



Zoning Map

Foothill Residential

FR

Neighborhood Residential 1

R1

R2

R3

Neighborhood Residential 2

RC

MF1 Townhomes

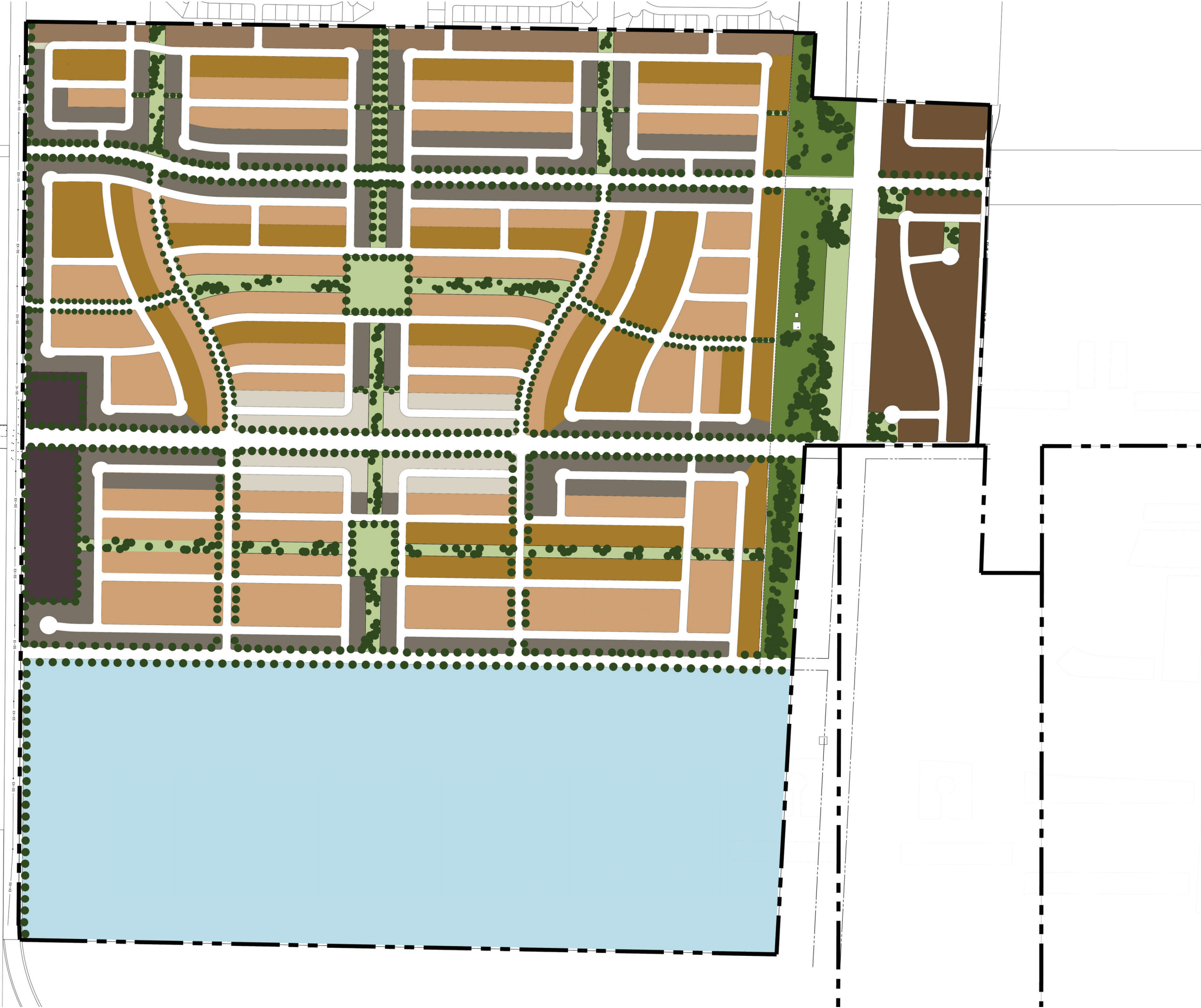
Other

Commercial Neighborhood

Business Park - Light Industrial
Not requesting change

Open Space - Improved

Open Space - Natural



Land Use Map

Foothill Residential



Neighborhood Residential 1



Neighborhood Residential 2



Community Commercial



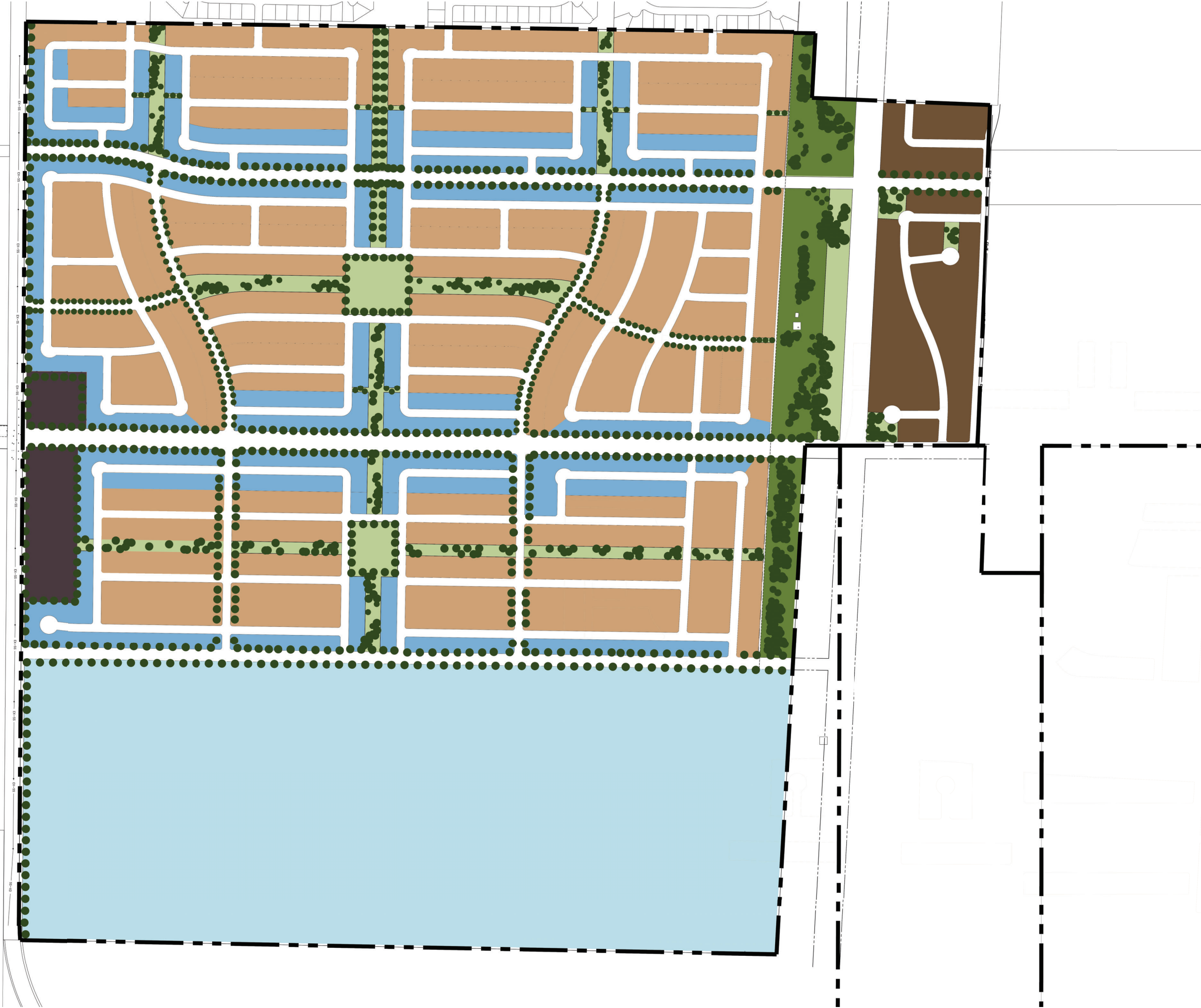
Business Park - Light Industrial .
no change proposed



Open Space - Improved



Open Space - Natural



Park & Open Space Map

Parks

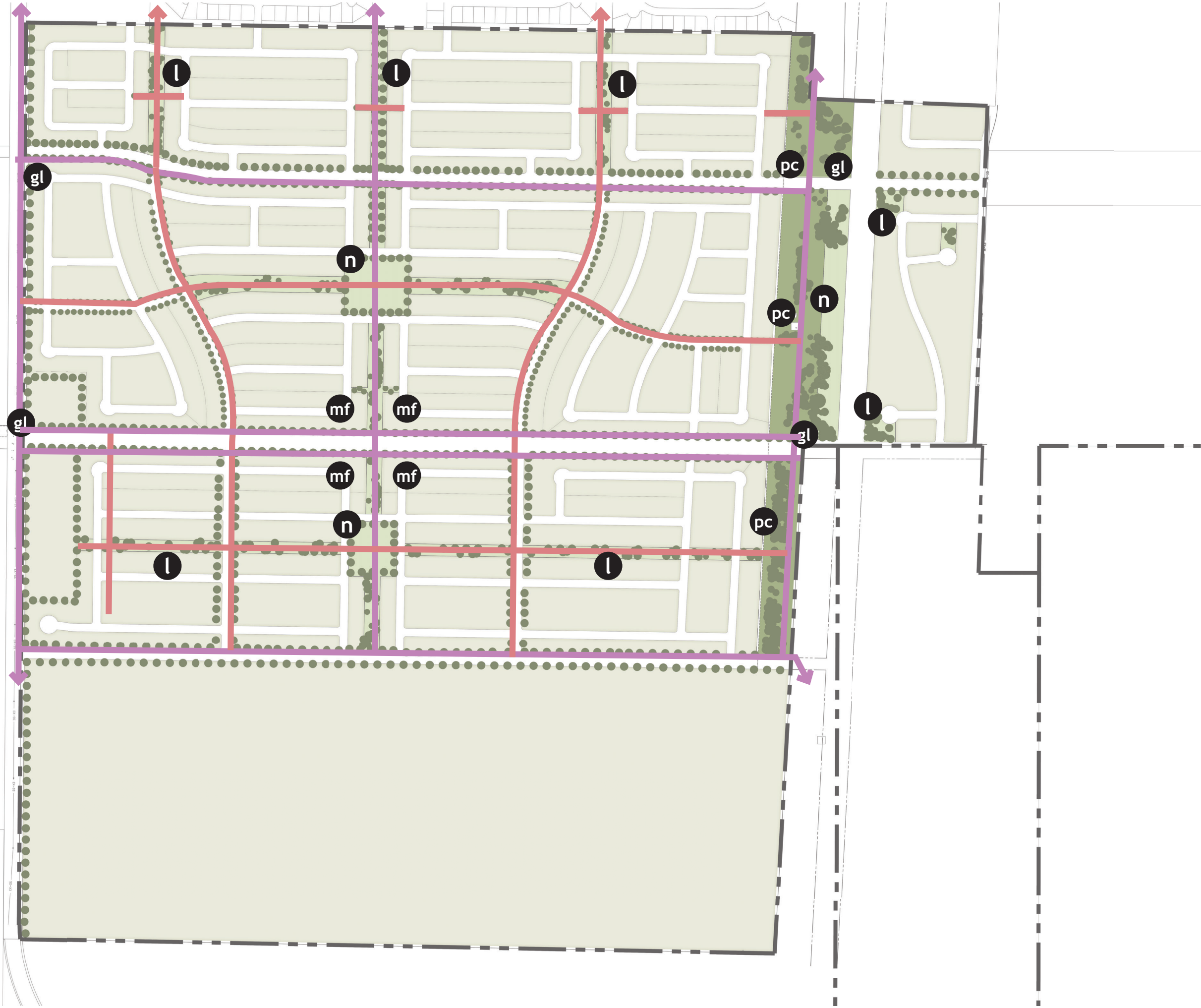
- n** Neighborhood Park (2-10 Ac.)
- Public
- l** Local Parks (<2 Ac.)
- Private

Trails

- Regional (4.6 Miles)**
- 10' Asphalt
- Public
- Local (3.8 Miles)**
- 10' Asphalt
- Public

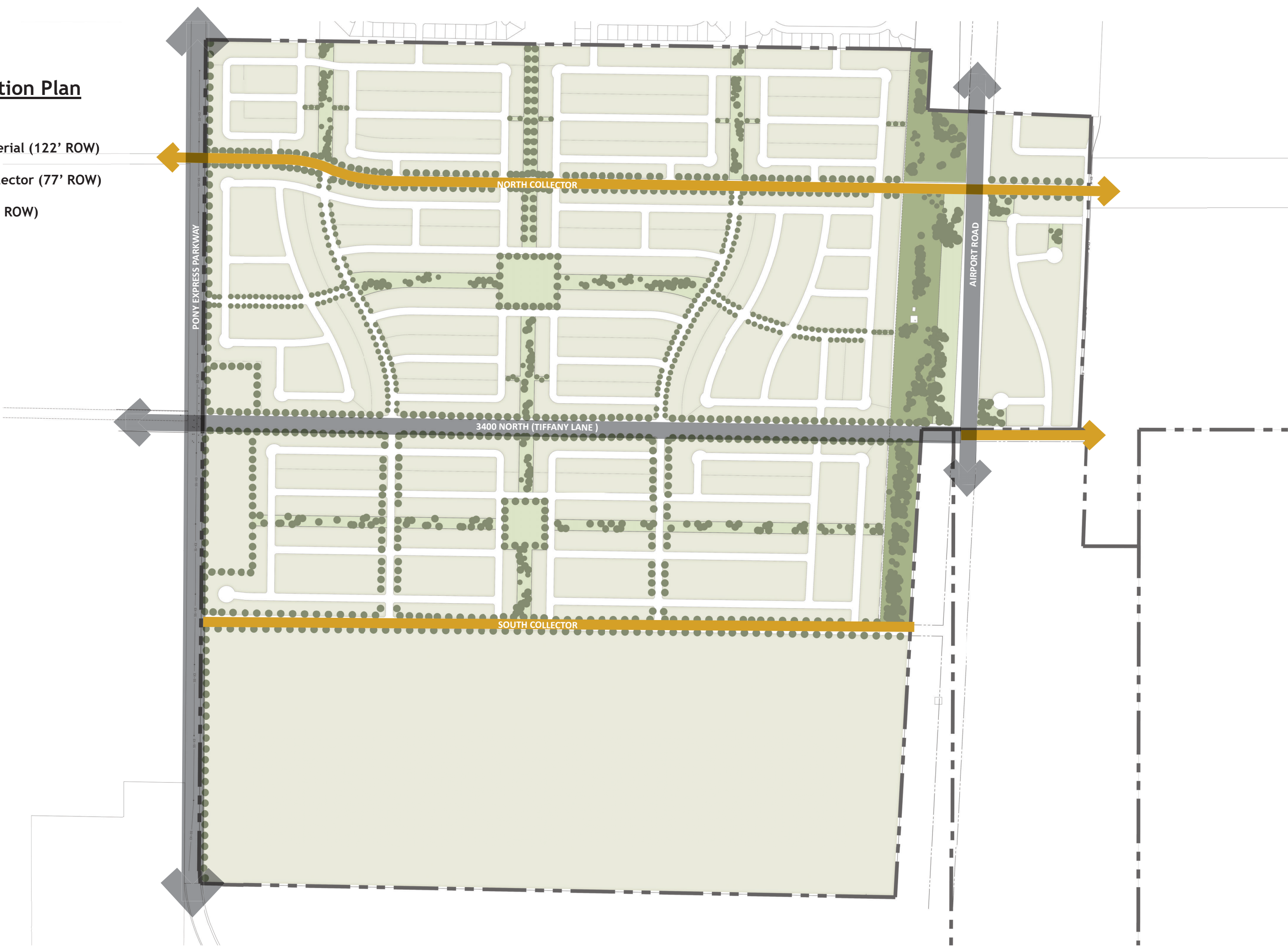
Special Open Space Areas

- pc** Power Corridor
- Public/Private
- gl** Gateway Landscapes
- Private
- mf** Multi-Family Common Open Space
- Private



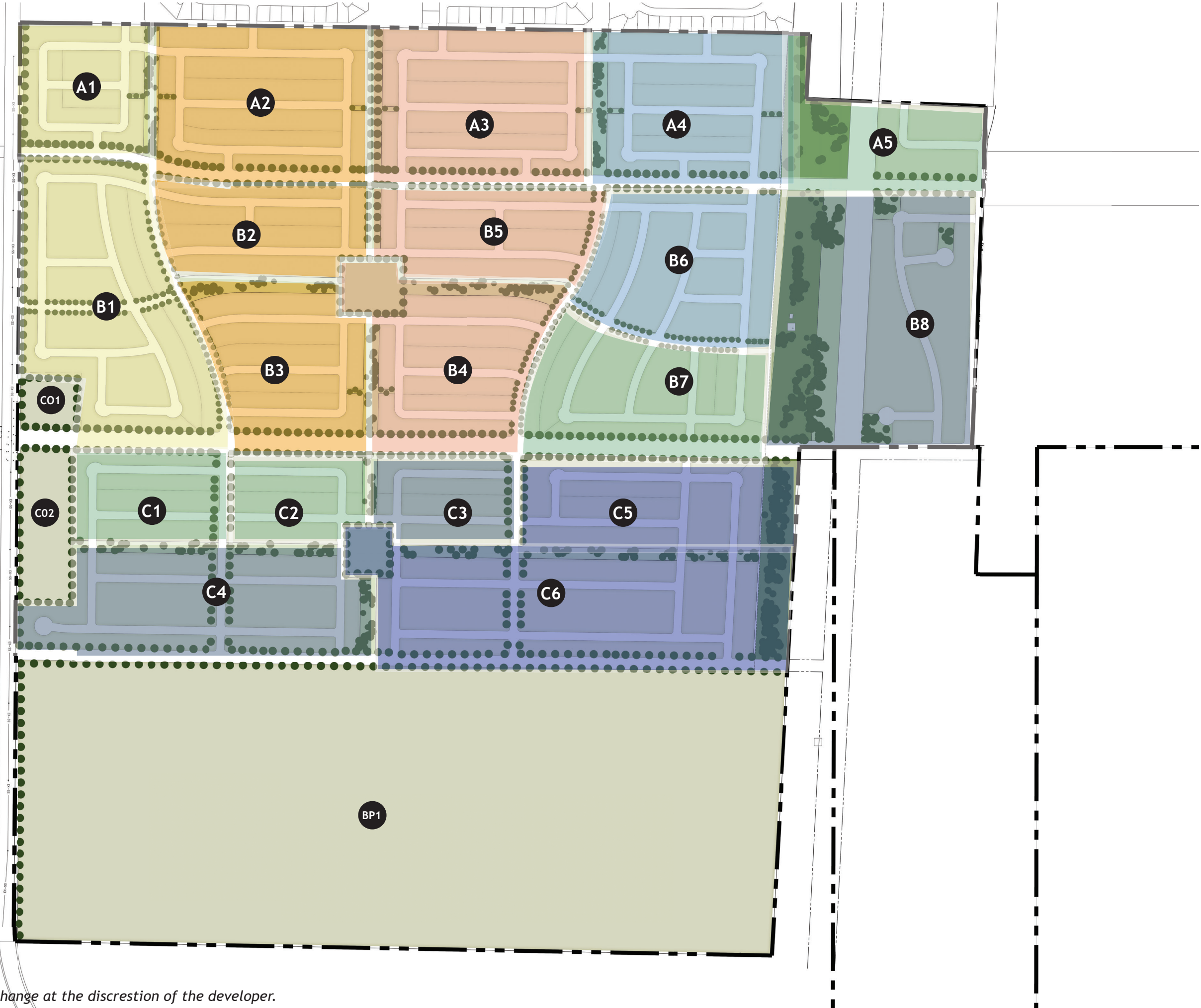
Transportation Plan

- Minor Arterial (122' ROW)
- Minor Collector (77' ROW)
- Local (53' ROW)



PHASING MAP

- 2022 - Phases A1, B1, & Tiffany Lane
- 2023 - Phases A2, B2, & B3
- 2024 - Phases A3, B4, & B5
- 2025 - Phases A4 & B6
- 2026 - Phases A5, B7, C1, & C2
- 2027 - Phases B8, C3, C4
- 2028 - Phases C5, C6



**Phasing may change at the discretion of the developer.*

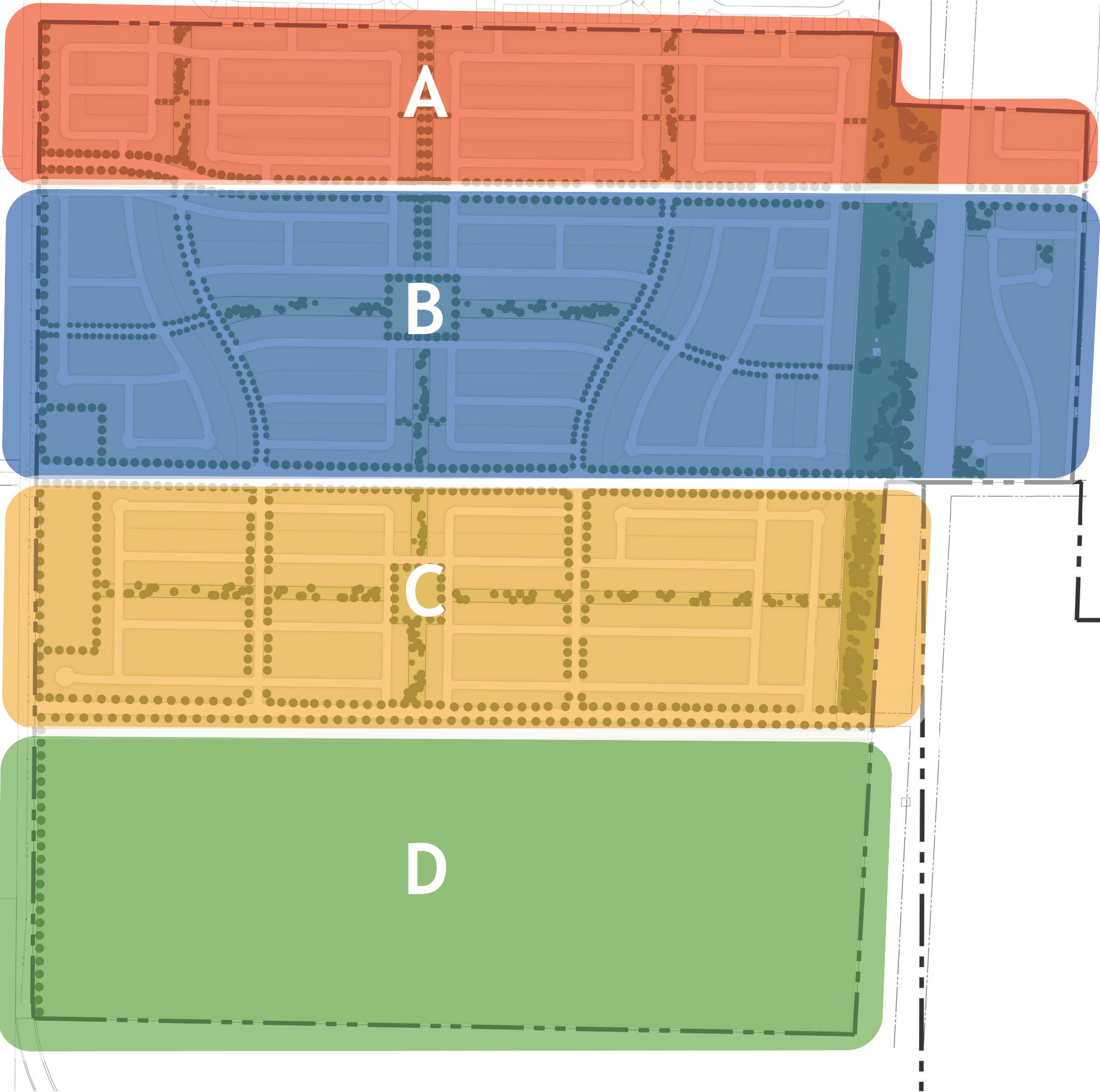
Master Plan Divisions

Area A ±131 Ac.

Area B ±243 Ac.

Area C ±162 Ac.

Area D ±214 Ac.



AULT FARMS 16B
Master Plan Tabulations

<i>Product Type & Information</i>			
Product	Min. Area <i>Sq. Ft.</i>	Average Area <i>Sq. Ft.</i>	Min. Frontage <i>Ft.</i>
FR Foothill Residential	10,890	21,780	90
R1 Single Family	10,890	14,520	85
R2 Single Family	8,000	10,890	80
R3 Single Family	6,500	8,500	62
RC Single Family	4,500	6,000	58
MF1 Single Family	4,500		
MF1 Townhomes			
Commercial			
Open Space - Natural			
Open Space - Improved			

Totals

<i>Lot / Unit Tabulation</i>	
Lots / Unit #	Percentage Lot/Unit %
55	3.2%
49	2.9%
256	15.0%
604	35.4%
509	29.8%
235	13.8%

1,708

100.0%

<i>Residential Land Use Tabulation¹</i>		
Product Area ² <i>Acres</i>	Percentage Area %	Gross Density <i>Lots/Units per Ac.</i>
37.40	7.1%	1.5
18.30	3.5%	2.7
156.90	29.9%	1.6
89.70	17.1%	6.7
124.10	23.6%	4.1
26.80	5.1%	8.8
27.40	5.2%	
44.80	8.5%	

525.4

100.0%

<i>Open Space Tabulation</i>	
O.S. Per Lot/Unit <i>Sq. Ft.</i>	Required O.S. <i>Acres</i>
750	0.9
750	0.8
900	5.3
1,000	13.9
1,000	11.7
1,000	
1,000	5.4

38.0

¹ Land Use Tabulations not including Tech of approximately 214 acres and 13.0 acres of commercial.

² All areas are approximate and include adjacent road frontages.

AULT FARM MASTER DEVELOPMENT PLAN

Waiver request | January 5th, 2021

Since commencing concept and master development planning on the 750 Acre Ault Farm master planned community July of 2019, City code changed to limit Master Plans to 200 Acre parcels.

We are seeking a waiver to this requirement in order to plan and construct the $\pm$ 500 acre residential component of the 750 acres. The southern most $\pm$ 200 acres is anticipated to be non-residential use. We ask the Planning Commission and City Council to consider the following points in granting this waiver:

1. Comprehensive Planning & Cohesive Design
2. Timing
3. Amenity Offering

Comprehensive Planning & Cohesive Design

Many of the same benefits that come from regional planning are captured by looking at the Ault Farm parcel comprehensively vs. breaking it into 3 or 4 pieces. By planning and designing the $\pm$ 500 acre residential portion together we are able to coordinate traffic impacts, infrastructure, open space, product types, and financing on a larger scale and along with finding efficiencies in each of these categories.

Timing

With the additional consideration of the new expiration component, we understand this came about to only approve what can reasonably be constructed in a 6-8 year time period. Our projections lead us to believe we can build out the $\pm$ 500 acre residential component in this amount of time. We share the same concerns the City does in setting this expiration window due to market shifts, this is why we think a variety of product will help us adapt to market shifts. We have large and small lots, detached and attached product, and as wide a price range as can be provided.

Amenity Offering

By granting the waiver, we are able to create a Master HOA that will encompass the full master planned community which allows us for a larger amenity offering. Amenity cost sharing drives the price of entry down helping with the affordability for potential buyers and gives buyer additional buying power.

Thank you for considering this waiver and look forward to discussing this further during planning commission and city council in upcoming meetings.

Best Regards,

Flagship EM Holdings

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Ault Farm development located in Eagle Mountain, Utah. The Ault Farm project is located on the east side of Pony Express Parkway, to the south of Eagle Mountain Boulevard.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 and 2040 conditions were also analyzed.

The peak hour levels of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

Intersection		Table ES-1															
		Level of Service Results - Ault Farm TIS															
		Existing (2020)						Future (2025)						Future (2040)			
		Background			Plus Project			Background			Plus Project			Background		Plus Project	
		AM	PM	PM Mit	AM	PM	AM	PM	PM Mit	AM	PM	PM Mit	AM	PM	PM Mit	AM	PM
A	Eagle Mountain Boulevard / Pony Express Parkway	A	A	A	A	B	A	B	B	A	F	B	A	E	B	A	B
B	Eagle Mountain Boulevard / SR-73	c	e	B	B	B	B	B	B	B	C	C	B	C	C	C	D
C	Lone Tree Parkway / Pony Express Parkway	b	f	A	A	A	A	A	A	A	A	A	A	A	A	A	A
D	Ranches Parkway / Pony Express Parkway	B	C	C	B	C	B	E	D	B	F	D	B	F	C	C	D
E	North Collector / Pony Express Parkway	-	-	-	a	a	a	a	a	b	b	c	b	b	b	d	e
F	Road 1 / Pony Express Parkway	-	-	-	a	a	-	-	-	a	a	a	-	-	-	c	a
G	3400 North / Pony Express Parkway	-	-	-	a	a	a	a	a	a	b	b	c	c	c	B	B
H	South Collector / Pony Express Parkway	-	-	-	a	a	-	-	-	a	a	a	a	a	a	a	a
I	Road 2 / 3400 North	-	-	-	a	a	-	-	-	a	a	a	-	-	-	a	c
J	Road 3 / 3400 North	-	-	-	a	a	-	-	-	a	a	a	-	-	-	b	c
K	Road 4 / 3400 North	-	-	-	a	a	-	-	-	a	a	a	-	-	-	c	d
L	Airport Road / Pony Express Parkway	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	D
M	Eagle Mountain Boulevard / Airport Road	-	-	-	-	-	-	-	-	-	-	-	c	d	c	B	B
N	North Collector / Airport Road	-	-	-	-	-	-	-	-	-	-	-	a	a	a	B	B
O	3400 North / Airport Road	-	-	-	-	-	-	-	-	-	-	-	b	b	b	C	C
P	South Collector / Airport Road	-	-	-	-	-	-	-	-	-	-	-	a	a	a	a	a

TABLE ES-2
Recommended Storage Lengths
Eagle Mountain - Ault Farms TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Eagle Mountain Blvd / Pony Express Pkwy	175	50	100	125	150	275	200	100
Eagle Mountain Blvd / SR-73	250	125	100	100	125	280 / 300	75 / 500	100
Lone Tree Pkwy / Pony Express Pkwy	70 / 100	-	-	70 / 125	100 / 200	-	-	-
Ranches Pkwy / Pony Express Pkwy	125	-	125 / 525	500	100 / 350	100	110 / 425	425
North Collector / Pony Express Pkwy	50	-	50	-	75	50	50	50
Road 1 / Pony Express Pkwy	-	-	50	-	-	-	-	50
3400 North / Pony Express Pkwy	50	-	150	100	100	50	50	75
South Collector / Pony Express Pkwy	-	-	50	-	-	-	-	50
Road 2 / 3400 North	-	50	-	50	50	-	50	-
Road 3 / 3400 North	-	50	-	50	50	-	50	-
Road 4 / 3400 North	-	50	-	50	50	-	50	-
Airport Road / Pony Express Pkwy	325	175	425	100	250	425	425	200
Eagle Mountain Blvd / Airport Road	50	-	225	75	125	75	50	75
North Collector / Airport Road	50	50	100	125	150	50	50	50
3400 North / Airport Road	50	50	75	175	275	50	50	50
South Collector / Airport Road	50	-	-	-	-	75	-	-

Current storage length (if applicable) / Recommended storage length
 Source: Hales Engineering, July 2020

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- The Eagle Mountain Boulevard / SR-73 and Lone Tree Parkway / Pony Express Parkway intersections are currently operating at an unacceptable LOS during the evening peak hour in existing (2020) background conditions.
 - Recommendation: Install a signal at the Eagle Mountain Boulevard / SR-73 intersection with permissive/protected left-turn phasing on the westbound approach.
 - Recommendation: Install a signal at the Lone Tree Parkway / Pony Express Parkway intersection.
- The development will consist of residential townhome, condo, apartment, and single-family units, and a commercial area.
- All study intersections are anticipated to operate at an acceptable LOS during the morning and evening peak hour with project traffic added.
- The Ranches Parkway / Pony Express Parkway intersection is anticipated to operate at an unacceptable LOS during the evening peak hour in future (2025) background conditions
 - Recommendation: Construct dual eastbound protected left-turn lanes at the Ranches Parkway / Pony Express Parkway intersection.
- The Eagle Mountain Boulevard / Pony Express Parkway and Ranches Parkway / Pony Express Parkway intersections are anticipated to operate at unacceptable LOS during the future (2025) evening peak hour with project traffic added.

- Recommendation: Add a right-turn pocket on the westbound approach of the Ranches Parkway / Pony Express Parkway intersection.
 - Recommendation: Convert the current roundabout at the Eagle Mountain Boulevard / Pony Express Parkway intersection to a signalized intersection.
- The following changes to the roadway network were anticipated to be warranted in future (2040) background traffic conditions:
 - Dual westbound left-turn and northbound channelized free right-turn at the Eagle Mountain Boulevard / SR-73 intersection.
 - According to MAG plans, it was assumed that Eagle Mountain Boulevard was widened to two lanes in each direction by 2040.
- The Eagle Mountain Boulevard / Pony Express Parkway and Ranches Parkway / Pony Express Parkway intersections are anticipated to operate at unacceptable LOS during the future (2040) background conditions.
 - Recommendation: Install a southbound channelized free right-turn at the Ranches Parkway / Pony Express Parkway intersection.
 - Recommendation: Install an additional northbound and southbound through lane at the Eagle Mountain Boulevard / Pony Express Parkway intersection.
 - Recommendation: Consistent with MAG TDM results, which projects over 45,000 vehicles per day on Pony Express Parkway between Ranches Parkway and Airport Road, Hales Engineering recommends widening Pony Express Parkway to 3-lanes in each direction from Ranches Parkway to south of Airport Road.
- The following changes to the roadway network were found to be warranted in future (2040) plus project traffic conditions during the evening peak hour:
 - A traffic signal at the Eagle Mountain Boulevard / Airport Road intersection
 - A traffic signal at the North Collector / Airport Road intersection
 - A traffic signal at the 3400 North / Airport Road intersection
 - A traffic signal at the 3400 North / Pony Express Parkway intersection
 - Dual southbound left-turn lanes at the Airport Road / Pony Express intersection.
- The North Collector / Pony Express Parkway intersection is anticipated to operate at an unacceptable LOS during the evening peak hour in future (2040) plus project conditions.
 - Recommendation: Install a traffic signal at the North Collector / Pony Express Parkway intersection when warrants are met.

MEMORANDUM

Date: January 5, 2021
To: City of Eagle Mountain
From: Hales Engineering



Subject: Eagle Mountain - Ault Farm Updated Trip Generation Study

UT20-1681

This memorandum discusses a comparison of the updated trip generation traffic volumes with those from the previous Traffic Impact Study completed for the proposed Ault Farm development in Eagle Mountain, Utah. A vicinity map of the proposed development is shown in Figure 1.

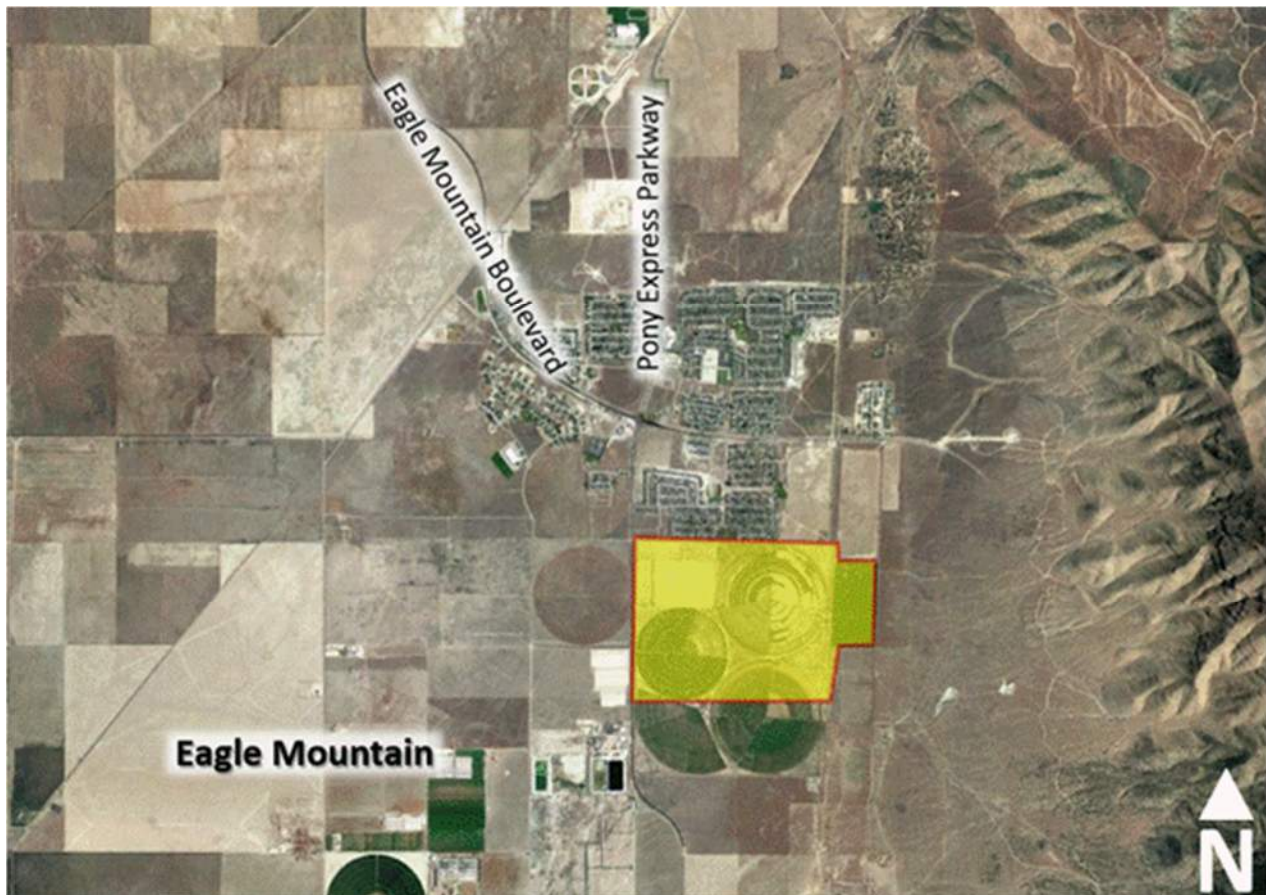


Figure 1: Vicinity map of the proposed development in Eagle Mountain, Utah

Background

The proposed Ault Farm development is located in on the east side of Pony Express Parkway, to the south of Eagle Mountain Boulevard in Eagle Mountain, Utah. The project includes residential single family, residential multi-family, and commercial land use. A floor-to-area ratio of 0.3 was assumed to estimate the commercial square footage. A site plan for the proposed development is included in Appendix A.

The proposed land use for the development has been identified as follows:

- Residential Single Family 1,533 Units
- Residential Multi Family (Townhomes) 252 Units
- Residential Multi Family (Apartments/Condos) 380 Units
- Commercial 153,000 Sq. Ft.

Trip Generation

Trip generation for the updated development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. Trip generation for the proposed project is included in Table 1. It is anticipated that the proposed residential single and multi-family and commercial land use will generate approximately 22,526 trips on an average weekday, including 1,493 trips during the morning peak hour, and 2,286 trips during the evening peak hour. The comparison with the previous study is included in Table 2.

Table 1: Trip Generation

Trip Generation Eagle Mountain - Ault Farm								
Weekday Daily Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips
Single-Family Detached Housing (210)	1533	Dwelling Units	12,814	50%	50%	6,407	6,407	12,814
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	1,866	50%	50%	933	933	1,866
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	2,070	50%	50%	1,035	1,035	2,070
Shopping Center (820)	153	1,000 Sq. Ft. GLA	5,776	50%	50%	2,888	2,888	5,776
Project Total Daily Trips						11,263	11,263	22,526
Morning Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips
Single-Family Detached Housing (210)	1533	Dwelling Units	1,094	25%	75%	274	821	1,095
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	116	23%	77%	27	89	116
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	138	26%	74%	36	102	138
Shopping Center (820)	153	1,000 Sq. Ft. GLA	144	62%	38%	89	55	144
Project Total a.m. Peak Hour Trips						426	1,067	1,493
Evening Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips
Single-Family Detached Housing (210)	1533	Dwelling Units	1,398	63%	37%	881	517	1,398
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	136	63%	37%	86	50	136
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	168	61%	39%	102	66	168
Shopping Center (820)	153	1,000 Sq. Ft. GLA	584	48%	52%	280	304	584
Project Total p.m. Peak Hour Trips						1,349	937	2,286

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, January 2021

Table 2: Trip Generation Comparison

Trip Generation Eagle Mountain - Ault Farm						
Weekday Daily Land Use ¹	Updated			Previous		
	# of Units	Unit Type	Trip Generation	# of Units	Unit Type	Trip Generation
Single-Family Detached Housing (210)	1533	Dwelling Units	12,814	893	Dwelling Units	7,794
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	1,866	1274	Dwelling Units	9,592
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	2,070	938	Dwelling Units	5,112
Shopping Center (820)	153	1,000 Sq. Ft. GLA	5,776	157	1,000 Sq. Ft. GLA	5,928
Project Total Daily Trips			22,526			28,426
Morning Peak Hour Land Use ¹	Updated			Previous		
	# of Units	Unit Type	Trip Generation	# of Units	Unit Type	Trip Generation
Single-Family Detached Housing (210)	1533	Dwelling Units	1,094	893	Dwelling Units	640
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	116	1274	Dwelling Units	536
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	138	938	Dwelling Units	338
Shopping Center (820)	153	1,000 Sq. Ft. GLA	144	157	1,000 Sq. Ft. GLA	148
Project Total a.m. Peak Hour Trips			1,492			1,662
Evening Peak Hour Land Use ¹	Updated			Previous		
	# of Units	Unit Type	Trip Generation	# of Units	Unit Type	Trip Generation
Single-Family Detached Housing (210)	1533	Dwelling Units	1,398	893	Dwelling Units	832
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	136	1274	Dwelling Units	570
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	168	938	Dwelling Units	414
Shopping Center (820)	153	1,000 Sq. Ft. GLA	584	157	1,000 Sq. Ft. GLA	600
Project Total p.m. Peak Hour Trips			2,286			2,416
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 10th Edition, 2017.						
SOURCE: Hales Engineering, January 2021						

Conclusions

The findings of this study are as follows:

- The proposed update to the development includes 640 more units of residential single family; 1,022 fewer units of multi-family townhomes; 558 fewer units of multi-family apartments/condos; and 4,000 fewer square feet of commercial.
- It is anticipated that the proposed update to the project will generate approximately 22,526 trips on an average weekday, including 1,492 trips during the morning peak hour, and 2,286 trips during the evening peak hour.
- Compared to the previous study, this land use update decreases trips by approximately 20% overall, 10% during the morning peak hour and 5% during the evening peak hour. This results in 5,900 fewer trips on an average weekday, including 170 fewer trips during the morning peak hour, and 130 fewer trips during the evening peak hour. The previous recommendations for road classifications remain unchanged with the decrease.

APPENDIX A

Site Plan

LAND USE LEGEND

Neighborhood Residential 1

- R1 | 58.3 Ac.
- R2 | 46.2 Ac.
- R3 | 144.6 Ac.

Neighborhood Residential 2

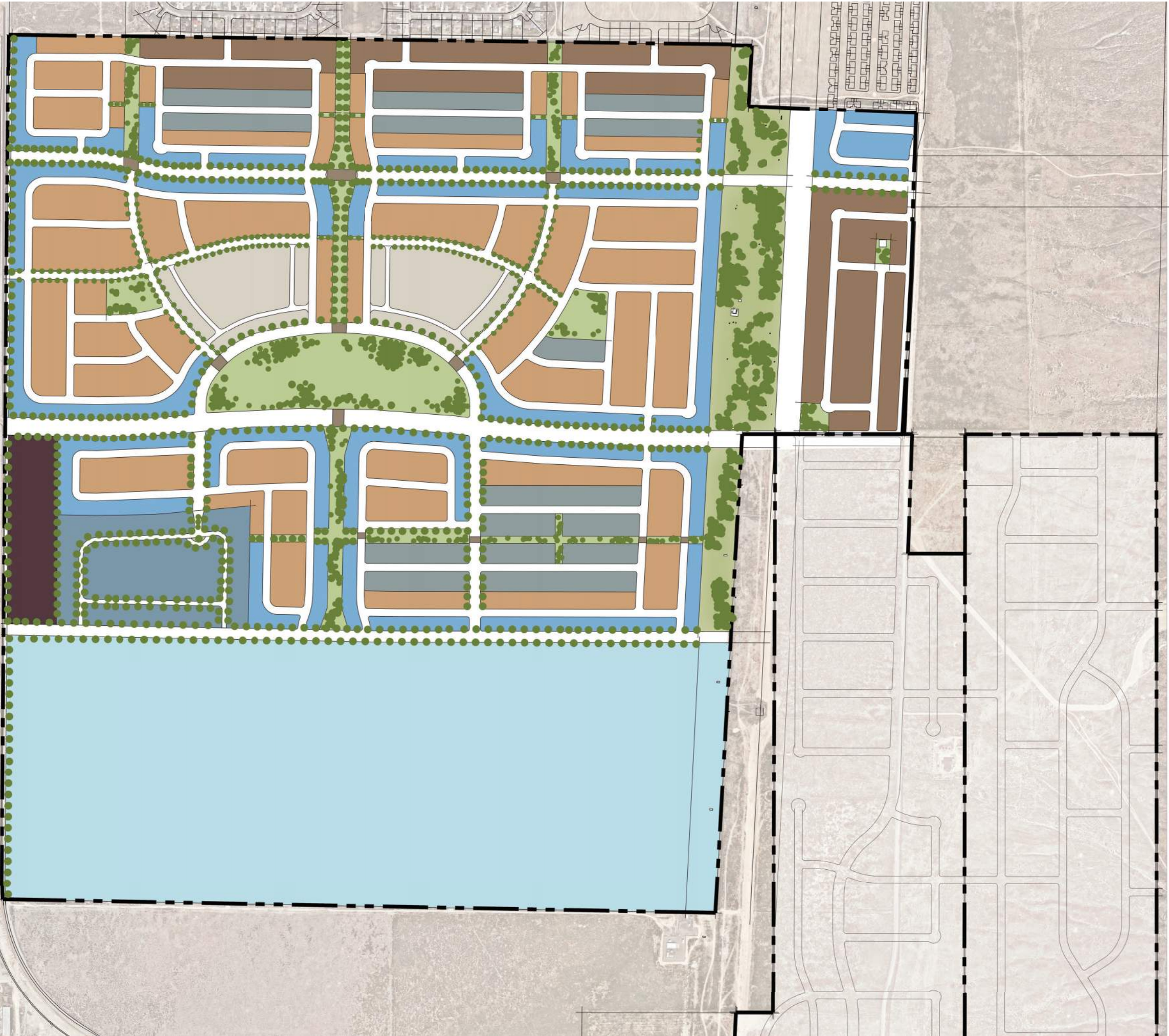
- MF1 Single Family | 136.4 Acres
- MF1 Town Homes | 29.8 Ac.

Neighborhood Residential 3

- MF2 Condo/Apartments | 25.0 Ac.

Other

- Commercial | 11.7 Ac.
- Tech Campus/Light Ind. | 208.9 Ac.
- Open Space | 86.3 Ac.
Improved | 49.7 Ac.



AULT FARMS
Master Plan Tabulations

Product Type & Information				Lot / Unit Tabulation		Residential Land Use Tabulation ¹			Open Space Tabulation	
Product	Min. Area <i>Sq. Ft.</i>	Average Area <i>Sq. Ft.</i>	Min. Frontage <i>Ft.</i>	Lots / Unit #	Percentage Lot/Unit %	Product Area ² <i>Acres</i>	Percentage Area %	Gross Density <i>Lots/Units per Ac.</i>	O.S. Per Lot/Unit <i>Sq. Ft.</i>	Required O.S. <i>Acres</i>
R1 Single Family	10,890	14,520	85	136	6.3%	58.3	11.1%	2.3	750	2.3
R2 Single Family	8,000	10,890	80	141	6.5%	46.2	8.8%	3.1	900	2.9
R3 Single Family	6,500	8,500	65	549	25.4%	144.6	27.5%	3.8	1,000	12.6
MF1	4,500		45	707	32.7%	136.4	25.9%	5.2	1,000	16.2
MF1 Townhomes				252	11.6%	29.8	5.7%	8.5	1,000	5.8
MF2				380	17.6%	25.0	4.7%	15.2	900	7.9
Commercial						11.7				
Open Space - Natural						36.6	7.0%			
Open Space - Improved						49.7	9.4%			
Totals				2,165	100.0%	526.6	100.0%			47.7

¹ Land Use Tabulations not including Tech of approximately 214 acres and 11.7 acres of commercial.

² All areas are approximate and include adjacent road frontages.



Russell L. Christensen
Nebo Environmental, LLC
Russell@NeboEnv.com
801-602-9702

Environmental Impact Report to Eagle Mountain City in support of Land Use Plan for Flagship EM Holding LLC, Parcel 59:018:0044, Eagle Mountain, Utah County, Utah

This Environmental Impact Report is prepared by Nebo Environmental LLC in behalf of Flagship EM Holdings LLC (Flagship) as part of Flagship's Land Use Plan for a master development to be undertaken in Eagle Mountain, Utah County, Utah and fulfills requirements of Eagle Mountain Municipal Code Section 16.10.050 paragraph B.3.

The subject property is a 747.03 acre Parcel #59:018:0044 located roughly in the south portion of Eagle Mountain and east of Pony Express Pkwy. The entire parcel is currently used for agricultural purposes including farmland and cropland. It is bounded on the north by residential housing; on the west by cropland and public works facilities; on the south and east by agricultural grazing land. The land is essentially level to be conducive with sprinkler irrigation supplied by onsite or adjacent water well systems.

The parcel has substantially agricultural vegetation on the surface with no open watercourses, surface impoundments, debris, or waste repositories.

Land development activities are anticipated to be consistent with other residential, commercial, industrial and recreational land development activities recently or currently being performed in the area.

The Utah County land use records show this land being used historically for agricultural purposes.

No areas of this parcel have been identified as being sensitive lands including no wetlands determination as shown on the National Wetlands Inventory of the U.S. Fish and Wildlife Service.

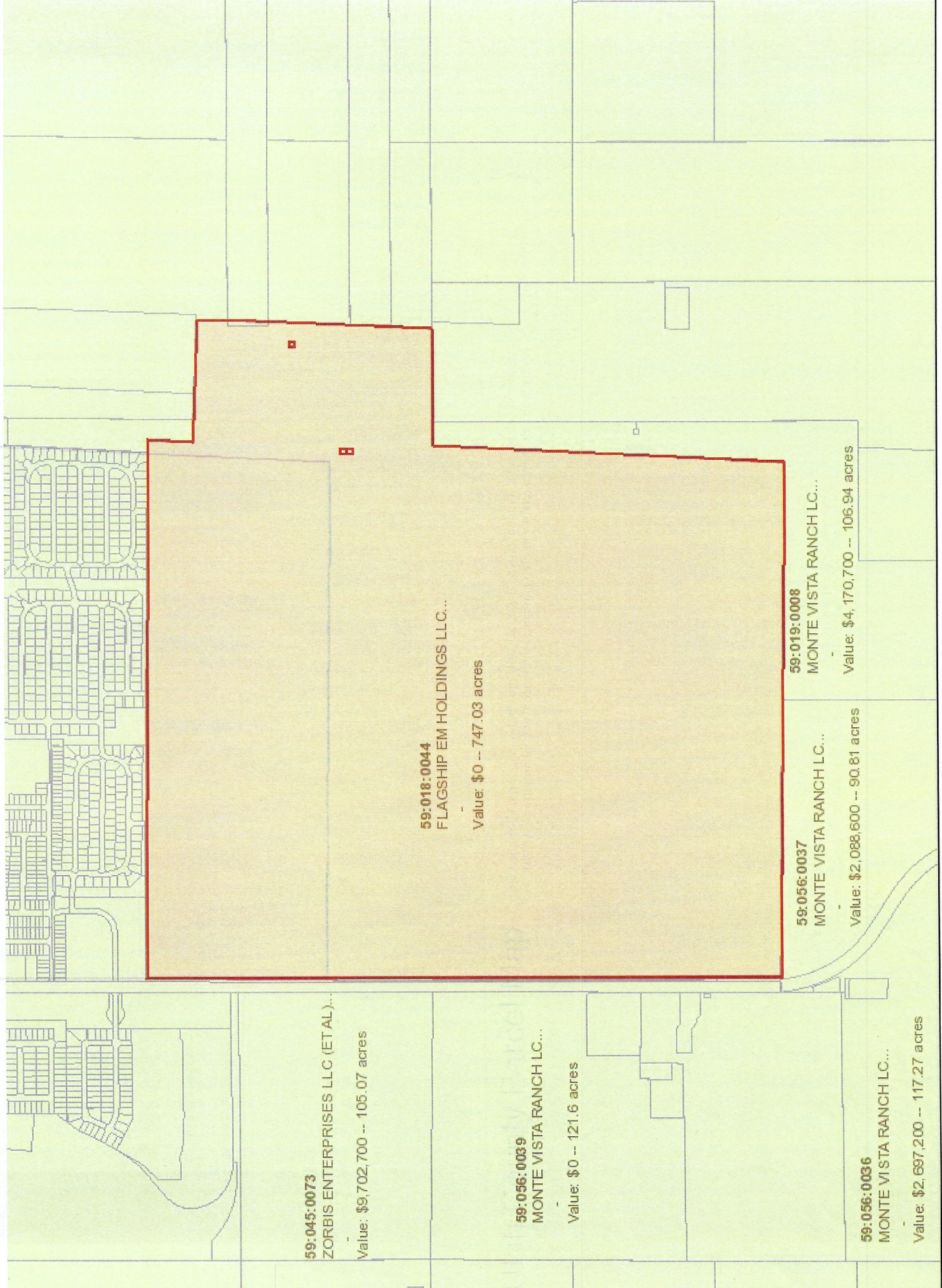
No areas of this parcel are included on the National Register of Historical Places listing in Utah County, Utah.

Because the entire parcel has been used for agricultural use, it is not expected that the land is conducive to threatened or endangered plant species that are known to occur or are believed to occur in Utah County. No endangered plant species were identified during a site visit in May 2020.

Submitted by:

Russell L. Christensen
Environmental Professional
Nebo Environmental LLC





Date: 5/22/2020

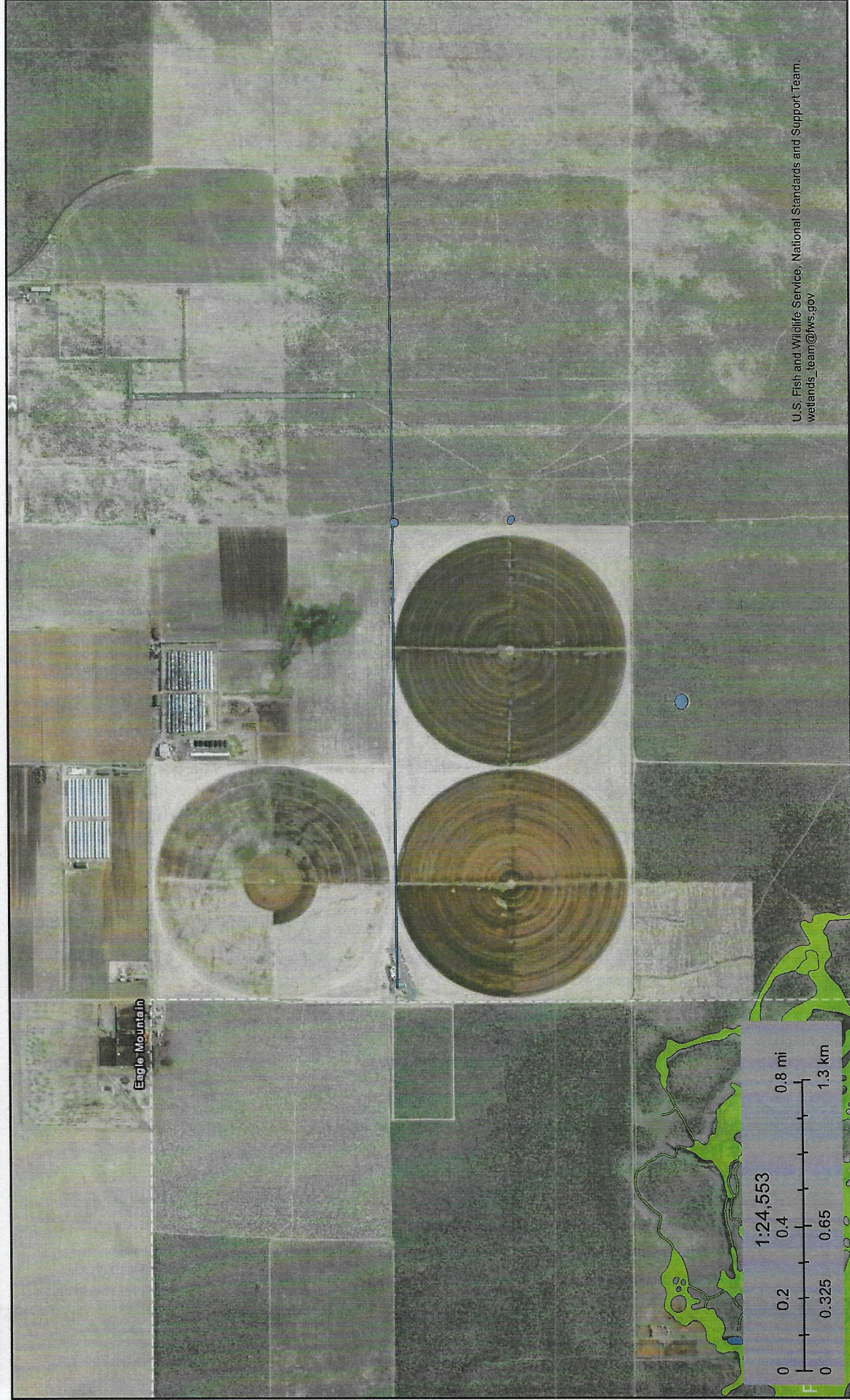
This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey



U.S. Fish and Wildlife Service

National Wetlands Inventory

Natl Wetlands Inv Eagle Mtn



U.S. Fish and Wildlife Service, National Standards and Support Team.
wetlands_team@fws.gov

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

May 25, 2020

Wetlands

- | | | | |
|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Lake |
| | Estuarine and Marine Wetland | | Other |
| | Freshwater Emergent Wetland | | Riverine |
| | Freshwater Forested/Shrub Wetland | | |
| | Freshwater Pond | | |



U.S. Fish & Wildlife Service

ECOS[ECOS](#) / [Species Reports](#) / Species By County Report

Species By County Report

The following report contains Species that are known to or are believed to occur in this county. Species with range unrefined past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7 Consultations), please visit the [IPaC](#) application.

County: **Utah, Utah**

CSV

Need to contact a FWS field office about a species? Follow [this link](#) to find your local FWS Office.

Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status	Recovery Plan Stage
Birds	Yellow-billed Cuckoo (Coccyzus americanus)	Western U.S. DPS	Threatened	Arizona Ecological Services Field Office			
Fishes	June sucker (Chasmistes liorus)	Wherever found	Endangered	Utah Ecological Services Field Office	June Sucker	Implementation Progress	Final
Flowering Plants	Deseret milkvetch (Astragalus desereticus)	Wherever found	Recovery	Utah Ecological Services Field Office			
Flowering Plants	Clay phacelia (Phacelia argillacea)	Wherever found	Endangered	Utah Ecological Services Field Office	Clay Phacelia	Implementation Progress	Final
Flowering Plants	Ute ladies'-tresses (Spiranthes diluvialis)	Wherever found	Threatened	Utah Ecological Services Field Office	Ute Ladies'-Tresses Draft Recovery Plan	Implementation Progress	Draft