



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

May 11, 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

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

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

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Governor Herbert and the Utah Department of Health have recently issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

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

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. Discussion Items

- 1.A PRESENTATION - Pole Canyon Development Overview
- 1.B DISCUSSION - Residential Zone Livestock Requirements
This is a discussion regarding a potential code amendment to EMMC 6.10.090 Residential zone livestock requirements in order to allow for additional horses.
[EMMC 6.10 Animal Zoning Regulations - PROPOSED](#)
[Livestock Limitations Research](#)

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 April 13, 2021, Planning Commission Minutes
[PC Minutes 04.13.2021 - DRAFT](#)

5. Status Report

6. Action and Advisory Items

- 6.A [PUBLIC HEARING - A to Z Building Blocks \(Site Plan\)](#)
REMOVED FROM THE AGENDA AT THE APPLICANT'S REQUEST
- 6.B [PUBLIC HEARING - Hidden Hollow Phase C \(Preliminary Plat & Site Plan\)](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* A request for a preliminary plat and site plan for the Hidden Hollow Phase C project, including 134 lots/units (48 single-family lots and 86 townhomes), located along the extension of Hidden Valley Parkway, southeast of the Hidden Hollow Phase B project. This is the third and final planning area of the original Hidden Valley North preliminary plat.

[Exhibit A - Prelim Plat & Master Site Plan](#)

[Exhibit B - Open Space Plans](#)

[Exhibit C - Townhome Elevations](#)

[Exhibit D - 2006 Hidden Valley North Prelim Plat](#)

[Exhibit F - PC Minutes 2.9.21](#)

[Exhibit E - PC Minutes 1.12.2021](#)

- 6.C [White Hills Country Estates Lot Split \(Concept Plan\)](#)
Concept plan review of a potential lot split of a White Hills Country Estates property located in the Pole Canyon area of the city. The subject property, parcel 55:320:0004, is

on the west side of SR-73 located at 3445 N Stagecoach Drive. The property is identified in the General Plan Future Land Use Map with the "Agricultural/Rural Density Two" land use designation. While the property is located in the Pole Canyon area of the City, it is not part of or subject to the Pole Canyon Master Development Agreement.

[White Hills Estates Concept Plan](#)

[Pole Canyon Land Use Master Development Plan](#)

6.D [PUBLIC HEARING - Pole Canyon NPA-17 \(Master Development Plan, Rezone, General Plan Amendment, Preliminary Plat\)](#)

This is a request for a master development plan (including a rezone and General Plan amendment) and a preliminary plat for land in the Pole Canyon / West End area of the city. The proposed project is part of the Pole Canyon Master Development Plan (MDP) and is referred to as NPA-17 within that plan. The requested preliminary plat is for the western half of NPA-17 on about 57 acres of land and proposes a subdivision of 271 single-family lots.

[Exhibit A - Proposed MDP Exhibits](#)

[Exhibit B - Preliminary Plat](#)

[Exhibit C - Current Pole Canyon Land Use Plan](#)

6.E [PUBLIC HEARING - Community Mailboxes \(Development Code Amendment\)](#)

This is a request to amend the municipal development code for EMMC 16.35

Development Standards for Required Public Facilities in order to regulate the location of Community Mailboxes.

[EMMC 16.35 Community Mailboxes - PROPOSED](#)

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 7th day of May, 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

Permitted Number of Horses in the Residential Zone

Proposed Code Amendment

Chapter 6.10 ANIMAL ZONING REGULATIONS

6.10.090 Residential zone livestock requirements.

Table 6.10.0090 – 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	0	4	12	22,000 s.f. per 1 – 4 animals	50	1 Acre
Horse/Mule	0 ²	2 per each 1/2 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
Pigs (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.

² Two horses are allowed if zoned with the Equine Overlay Zone in accordance with EMMC 17.52.

* 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.

Livestock Limitations Research

Saratoga Springs

“Horses” are defined as “farm animals” in 19.02.02 – specifically as a “large farm animal.”

19.05.05 allows farm animals on properties zoned A, RA-5, and RR with a minimum lot size of 3/4 acre and limits the amount to:

- Large animals may be kept at a ratio of two animals for each 1/2 acre of lot size
- Medium animals at a ratio of five animals for each 1/2 acre of lot size
- Small animals at a ratio of twenty animals for each 1/2 acre of lot size

Lehi

Horses fall under the definition of “domesticated animals” (in 6-4A-1).

Table 12.260 outlines the maximum number of allowed animals per zoning/acreage.

ZONING DISTRICT	PROPERTY REQUIREMENTS	MAXIMUM NUMBER OF ALLOWED ANIMALS			
		Maximum is cumulative for Category One, Two and Three animals*			CATEGORY FOUR (Chicken, Ducks, Pheasants, Rabbits, Pigeons, Hawks, Dogs, Cats)
		CATEGORY ONE (Cattle)	CATEGORY TWO (Horses, Donkeys, Mules, Burros)	CATEGORY THREE (Goats, Sheep, Pigs, Llamas)	
TH-5, A-5, A-1, RA-1	5+ Acres	No limit	No limit	No limit	No limit
TH-5, A-1, RA-1, R-1-22	Per half acre with a minimum of 1 acre property size	1	2	4	8
TH-5, A-1, RA-1, R-1-22, PC	Per half acre	0	2	4	8
R-1-15, R-1-12	Per half acre with a minimum 1 acre property size with a Conditional Use Permit	0	2	4	8

RA-1, R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, R-3, MU, PC	Less than half acre; detached housing units	0	0	0	8
R-2, R-2.5, R-3, MU, PC	Per attached housing unit	0	0	0	4

* Equivalencies: One (1) Category One animal is equivalent to two (2) Category Two animals. One (1) Category Two animal is equivalent to two (2) Category Three animals.

Bluffdale

Section 5.30.150 states...

Number And Types: The keeping of more than two (2) cows, or two (2) horses, or five (5) sheep, or five (5) goats, or two (2) pigs/hogs per one-half (1/2) acre shall be unlawful. Twenty five (25) chickens or twenty five (25) pheasants or similar fowl equal one large animal. Combinations of animals are permitted such that the ratio of animals kept does not surpass the total permitted. For example, one horse and one cow would be permitted, but one pig and five (5) sheep would not be permitted. Young pigs/hogs, born of personal stock, are counted as adults at twelve (12) weeks and all other young animals born of personal stock are counted as adults at six (6) months. Any unlisted animal will be compared with those listed by size and weight.

Provo

RA (Residential Agriculture Zone) | Minimum Lot Size of 1/2 Acre

Section 14.09.020 states “There shall be no more than four (4) horses per acre of land used exclusively for their care and keeping.” This number is not limited/combined with any other animal counts on the property.

SDP-3 (Residential Agricultural Specific Development Plan Overlay Zone) | Applied to areas in transition between urban development and large tracts of agricultural land, Minimum Lot Size of 1/2 Acre

Section 14.49C.030 states “There shall be no more than four (4) horses per acre of land used exclusively for their care and keeping.” This number is not limited/combined with any other animal counts on the property.

Lindon

Section 6.32.010 establishes the limits on number of animals per lot size.

- If horses are the only large species on the property:
 - o No more than 4 horses for a lot of 20,000-29,999 sf

- o No more than 6 horses for a lot of 30,000-39,999 sf
 - o Lots of more than 40,000 sf are calculated with the Planning Dept
- If horses are one of two large species on the property:
 - o No more than 3 horses for lots of 20,000-29,999 sf
 - o No more than 5 horses for a lot of 30,000-39,999 sf
 - o Lots of more than 40,000 sf are calculated with the Planning Dept
- If horses are one of three large species on the property:
 - o No more than 2 horses for lots of 20,000-29,999 sf
 - o No more than 3 horses for lots of 30,000-39,999 sf
 - o Lots of more than 40,000 sf are calculated with the Planning Dept



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 13, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; City Recorder, Fionnuala Kofoed, and Elizabeth Fewkes, Recording Secretary.

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

The meeting was recessed from 5:34 p.m. to 5:35 p.m. due to technical difficulties.

1. Discussion Items

1.A. DISCUSSION – Community District Node Overlay

Planning Manager Pete Kane presented the item. The General Plan includes a topic regarding community nodes. These nodes, identified in the Framework Map, were created to help achieve the four key initiatives of the General Plan.

The nodes are described as:

- City Center Node: A “downtown” main street style of commercial and office uses. A mixture of uses in a horizontal or vertical format (e.g. residential or office above retail; residential above office).
- Community Node: A community business district style of commercial and office uses serving multiple surrounding neighborhoods. A mixture of uses in a horizontal or vertical format (e.g. residential or office above retail; residential above office).
- Neighborhood Node: A small collection of retail and service uses focused on a corner or single block, serving the immediate surrounding neighborhood. A mixture of uses in a horizontal format (e.g. different uses adjacent to each other).

These nodes can serve to relieve development pressure by identified targeted, limited areas of dense development. This code also creates the framework for transit-oriented development (TOD) zoning for the City when transit becomes a reality. The criteria for designation must utilize the General Plan’s Framework Map and must be centered on an existing or future major intersection or mass transit stop. Not all neighborhood character areas (NCAs) may have a node, an NCA may have multiple of a node type, and not all node types may be within an NCA.

Mr. Kane said that during a City Council meeting, the Council directed staff to explore the creation of TOD zoning. The creation of the nodes follows the direction of the General Plan to

concentrate density to allow lower density in other areas in the City and permits additional uses such as mixed-use vertical product which is currently not identified in Municipal Code. Mixed-use creates a customer base onsite which increases the viability of retail, maximizes land use potential, and reduces transportation connectivity and infrastructure impact needed for separate housing units. No developers have requested this particular zoning; however, preparing the standards ensures public infrastructure construction is utilized to the best of its intent by reducing sprawl and is a proactive rather than reactionary approach.

Commissioner Everett noted the proposed standards stipulate a multifamily minimum of 50 units in the City Center Node, 20 to 40 units in the Community Node, and 10 to 30 units in the Neighborhood Node. The current maximums multifamily density permitted in Municipal Code standards is 6 units per building in the MF1 zone and 12 units per building in the MF2 zone.

Mr. Kane explained the purpose of an overlay is to modify the standards of the underlying zoning. The multifamily unit count standards will determine the character and scale desired by the City for the downtown area. The proposal allows discussion to determine the standards deemed desirable and appropriate for Eagle Mountain. The City may proactively rezone specific areas for the nodes or allow developers to request the overlay during rezoning. To be approved, applications must meet the standards and allowances for the overlay such as the major intersections and traffic stop location requirement, and be appropriate for the General Plan designation for that portion of the City.

Commissioner Wright stated the proposed standards have few additional permitted uses other than a mixed-use component and higher density multifamily units. He expressed concern in introducing the allowance for mixed-uses and the scale and density of the residential components in the impacted areas of the City. He thinks it is premature for Eagle Mountain to be preparing for mixed-use development at this point of the City's development. He is open to discussing the standards but believes the timing for implementation is not currently appropriate.

Commissioner Everett recognized the staff time and effort in preparing the standards and noted the proposal addresses sections of the General Plan. Although he approves of the concept of consolidating density in designated node areas in the City, he believes that TOD is beyond the current needs of the City and desires to increase the level of service on the current transportation system capacity prior to contemplating TOD zoning. His concerns are centered on the permitted density and maximum height allowance increases in comparison to the current limitations. As the transit and road infrastructure develop and the likelihood of TOD requests increases, it is appropriate and desirable to have prepared standards; however, as the application stands, he is unlikely to vote to recommend approval of the overlay. His vision for City nodes during the General Plan creation was to locate the nodes at transportation corridors with sufficient commercial to support residents seeking a non-single-family home and to identify where the developments are appropriate as the City builds out. He thinks that some of the TOD developments in other cities are inappropriate for Eagle Mountain. He noted some cities only allow TOD within a third of a mile of a major transit stop.

Commissioner Wright cited a news article by Jennifer Weaver, KUTV, regarding an online survey of housing preferences of high school students conducted by the Envision Utah Youth

Council: “Among the 2,500 student respondents, 90% plan on living in a house and 80% want that house to be in the suburbs. But even if they want this suburban family lifestyle, will it be available? And will they be able to afford it?

- Even high school students expect their housing needs to change — most expect to at least start their careers in apartments or townhomes in more urban environments.
- But, contrary to speculation about the rising generation, the vast majority expect to live in a traditional suburban single-family home by the time they’re middle-aged.
- High school students are already looking at safety and affordability as the most important factors in choosing where to live.”

He expressed concern regarding only considering and acting upon one side of the issue and advocated against driving a narrative that is not accurate to all individuals.

Commissioner Pengra arrived at 6:07 p.m.

Mr. Kane stated the Envision Utah Youth Council survey points to the need for nodal zoning due to the desire to protect single-family areas by removing pressure and concentrating density in certain areas to reduce City pressure to allow higher density housing in other areas in the City designated for single-family properties.

Commissioner Bergener stated his support of the concept; however, he is concerned regarding requirements for the Commission to recommend approval of the application of the overlay.

Mr. Kane clarified that the findings for rezoning a property are outlined in EMMC 17.90 and include compliance with the General Plan, compatibility determination, City services, traffic generation, and property values. The proposed chapter also stipulates a finding requirement for the node to be located at an existing or future transportation intersections or mass transit stops. The City would be required to review applications for the overlay but is not required to approve the application should they fail to meet the required findings.

Commissioner Bergener expressed his support of determining standards for an overlay as a method to plan for the future while retaining the flexibility to prevent undesirable development in inappropriate areas.

Commissioner Wright requested for the Commission to research and consider the proposal to prepare for further discussion at a future meeting.

1.B. DISCUSSION – Lot Size and Zoning Transition Tables

Mr. Kane presented the item. In 2020, the City adopted the zoning transition table establishing appropriate zone adjacencies per individual land use designations. The City Council approved the zoning transition table; however, the Council did not approve the lot size transition table amendments and requested that the Planning Commission further review the lot size transitions. During the Planning Commission hearing on November 24, 2020, the Commission voted to recommend approval of a Municipal Code amendment to remove the lot size transitioning section. The City Council expressed concern regarding the number of zoning transition steps on the table and requested for the Commission to consider modification of the zoning transition

table. Previous Commission discussions included the possibility of reintroducing the lot size transition table.

Mr. Kane indicated that staff member Elizabeth Fewkes created the table layout presented in the meeting to better visualize zone adjacencies and compatibility and the allowable up and down zoning steps. He explained the zones in red are potential amendments to the table to increase the number of permitted zoning adjacencies and reduce the transition step for some of the zones. The amendment includes typographical corrections to the Municipal Code chapter.

Commissioner Pengra supported increased leniency in the transition table and the condensing of the transition table. He did not perceive any concerns regarding the recommended amendments.

Commissioner Everett agreed with allowing more flexibility in adjacencies by allowing larger lots to be developed next to lower acreages. He feels the presented transitions are an improvement to the current standards.

Mr. Kane clarified that the transition standards must allow the inverse upsizing and downsizing of lot size for capable adjacency transitioning independent of the sequence and timing of development.

Discussion ensued clarifying the inverse nature of zoning adjacencies conflicts and compatibility independent of development timing such as permitting a new R1 development next to an existing MF1 development while prohibiting a new MF1 development next to an existing R1 development as both scenarios result in an R1 and MF1 zone post-construction adjacency.

Commissioner Bergener stated his approval of the table as presented.

Commissioner Wright said he feels it would be appropriate to reimplement the lot size transition table should the Commission determine to recommend approval of the proposed transition table amendments. If the Commission desires to exclude the lot size transition table, he promoted retaining the currently approved zone transitions and compatible residential zone adjacencies.

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

Commissioner Wright called the meeting to order at 6:34 p.m.

2. Pledge of Allegiance

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. March 23, 2021, Planning Commission Minutes

Commissioner Wright requested a correction to the minutes amending the references to commercial property “width” on page 13, paragraphs 3 and 4 to “depth” as grammatically appropriate.

MOTION: *Commissioner Wright moved to approve the March 23, 2021 minutes as amended. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

5. Status Report

Senior Planner Tayler Jensen reviewed the planning items discussed at the April 6, 2021 City Council meeting.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Overland Village Two Phase A (Preliminary Plat & Master Site Plan)

Mr. Kane presented the item. This is a preliminary plat and master site plan request for Phase A of Overland Village Two and is subject to the Overland Master Development Agreement (MDA) and consists of 375 total lots/units (222 single-family lots and 153 townhomes). The Village Concept Plan for Village Two was approved by the City Council on November 17, 2020. The concept plan is conceptual and subject to minor changes that can be proposed through the preliminary plat and/or site plan process. The lot and unit layouts comply with the village concept plan with some minor modifications due to Council conditions of approval and staff review. The City’s development review committee, along with the United Fire Authority Fire Marshal, have reviewed the plans and the applicant has made several changes in order to comply with review feedback.

The roads, including mid-block pedestrian trails, comply with EMMC 16.30.090. The project includes left-turn lanes and right-turn deceleration lanes at each entrance on Pony Express Parkway. A road connection has been added between lots 298 and 299 to connect to Oquirrh Mountain Ranch to the north. This phase connects to Airport Road across the street from the Village One intersection. Several roads are designed with a 63-foot right-of-way and include a 12-foot asphalt trail and 8-foot parkstrip on one side and a 5-foot parkstrip and 5-foot sidewalk on the other side.

EMMC 17.55.120(C) requires that townhomes have two, non-tandem stalls per dwelling unit plus one guest parking space per three units. The south portion, units 1001-1090, includes 33 off-street parking spaces along with two-car garages and driveways. The north portion consists of 65 units and includes 22 off-street parking spaces along with two-car garages and driveways. Both portions of the project comply with off-street parking requirements.

The Overland MDA vested development rights to the project with relations to the City’s laws and ordinances in effect at the time the MDA was executed. The code amendments the City has

made in the last couple of years, such as to lot widths and setbacks, are not applicable. A majority of the lots comply with the City's current lot width standards; some of the smaller lots have lot frontages of 55 feet. The previous minimum was 55 feet; the current minimum is 58 feet. The lot frontages comply with the Municipal Code requirements at the time of MDA signing. The typical building setbacks are also in compliance with the standards at the time of the MDA signing including 22-foot front; 20-foot rear; and 5-foot side, 10-foot garage side, and 15-foot street side for a corner lot.

The townhomes must comply with the architectural and design standards of EMMC 17.72 including garage location per EMMC 17.72.030(C). The townhomes are all designed with rear-access garages. A majority of the townhomes are three or four units to a building, with a couple that contain five units. The designs comply by providing a minimum of two materials on all faces per EMMC 17.72.040(F)(1), the front elevations consist of 39% siding, 26% stucco, 16% brick, and 19% openings; the side elevations consist of 39% siding, 32-33% stucco, 18-20% brick, and 9% openings; and the rear elevations consist of 36% siding, 14% stucco, 17% brick, and 34% openings.

Per EMMC 17.72.040(G), buildings are not restricted to desert landscape colors and staff recommends a wide color palette. Each building includes a mix of colors and there are several color schemes proposed. Building Articulation (EMMC 17.72.040(D)) requires vertical and horizontal articulations. The building footprints and elevations demonstrate compliance. Architectural Detailing (EMMC 17.72.040(E)(2)) requirements for townhomes include porches, popouts, decorative trim and moldings, columns, decorative gables, window grids, and decorative windows. The plans are in compliance. Per Lighting (EMMC 17.72.040(I)), the lighting will need to be shielded and directed downward. The applicant should develop plans/details for cluster mailbox to reflect the design of buildings as required per Mailbox Structure (EMMC 17.72.040(J)). The plans should be updated to indicate mailbox locations and include pullouts or temporary parking areas.

Consistent privacy fencing is required along Pony Express Parkway and Airport Road. Staff expects/recommends that fencing be consistent with the masonry wall and fencing installed in Overland Village One. Due to the level of detail provided in the master site plan for the townhomes, we recommend that individual site plans are unnecessary in this case and have included a recommended condition of approval to that effect.

Twelve-foot-wide asphalt trails have been incorporated into the plans linking open space areas, the trail along Pony Express Parkway, Oquirrh Mountain Ranch to the north through Parcel H, and along some of the main roads. Small entry monuments, anticipated to be similar to the small monument at Overland Village One, are proposed at each entrance along Pony Express Parkway. All open space areas will be owned and maintained by the homeowner's association. To reduce water use and ongoing maintenance, the plans call for enhanced native landscaping such as grasses, wildflowers, trees, and shrubs. Areas directly around the townhomes will be improved with additional plantings and small areas of sod. The MDA requires a medium park in Village Two; this park will be in a later phase of this village.

Staff recommends that the Eagle Mountain Planning Commission recommend approval of the Overland Village Two Phase A Preliminary Plat and Master Site Plan to the City Council with the following conditions:

1. Individual site plans are not required for the townhomes in this plat;
2. The applicant shall submit plans for mailbox locations and design of mailbox structures, including pullouts or temporary parking areas to improve traffic flow; and
3. Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road.

And any conditions the Planning Commission deems appropriate based on findings of facts.

Should the Commission feel the applicant needs to make changes to the plan in order to comply with Municipal Code requirements, and the necessary changes are more extensive than can be placed in conditions, the Commission can motion to table the application to the next meeting (or a future meeting) with specific directions given to the applicant.

Applicant Representative Byron Prince with Ivory Homes stated that under 50 lots are below the new frontage requirements. Village Two is an integrated plan due to the incorporation of the open space and trail system in the design with the rest of the development which makes it difficult to alter the plans without disrupting the overall vision and design for the community. They are offering a handful of new housing products they feel will be desirable in the Eagle Mountain market. Every townhome has a two-car garage and full driveway in addition to the required guest parking. He is a proponent of having visitor parking available at the unit, due to the Utah climate, rather than in clusters. The 3.25-acre City park is excluded from this preliminary plat; however, the trail system and open space corridor in this plat will connect to the park during a later phase. He verified that the open space corridor along O'Neal Peak connects to the park even though the continuation is not indicated on the proposed overall site plan for this phase. In Village One, they platted a trail connection to the Middle School. In Village Two, Parcel H is located at the northeastern portion of the Overland development to connect to the Oquirrh Mountain Ranch development to the north. The trail also connects to the east to the Pony Express trail and to the west to connect to the rest of Village Two. The townhomes front on the open space corridor that connects to the elementary school site. The rendering only includes the 12-foot, main trail and the project includes other 8-foot trails throughout the development. As in Village One, all the trails are paved with asphalt. The areas around the public right-of-way and the pad and the areas immediately around the buildings will be improved open space with Kentucky bluegrass blend topsoil sod.

Commissioner Wright commended the applicant for providing a development implementing water conservation considerations and design.

Mr. Prince said they will continue the split-face, block wall used in Village One along Pony Express Parkway and Airport Road. They initially proposed excluding fencing in the north corner of the project near the monument but are willing to install the fencing the full length of the development as requested by the City Council during a previous review of the project.

Commissioner Pengra inquired regarding the ingress and egress access to the elementary school due to concerns that the access off Pony Express Parkway would divert traffic through the neighborhoods.

Mr. Prince stated that the connection points to Pony Express Parkway have been defined and will likely be installed during the first phase of construction to provide access to the development. Depending on the timing of Airport Road installation, a temporary access road may need to be provided. The two accesses onto Pony Express Parkway and the single access onto Airport Road are the only connections to major roadways available to the development.

Discussion ensued regarding road access limitations, the timing of Airport Road construction, and possible options to reduce traffic flow through the neighborhoods due to elementary school traffic.

Mr. Prince stated that Ivory Homes has a reimbursement agreement in place as a part of the purchase of the land by the District; however, Alpine School District has not determined the timing of the construction of the future elementary school designated as Parcel C or provided a site plan in order for the applicant to design their traffic flow accordingly. The District requested the location to be provided access to Pony Express Parkway and had indicated a three-to-five-year time period. It has been three years since the discussion.

Commissioner Wright opened the public hearing at 7:23 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Pengra said he is pleased with the product offered by Ivory Homes in the Overland project. He acknowledged that the terms of the MDA were negotiated over several years. He prefers the product in this development, created in accordance with previous Municipal Code standards, to other products being developed under the current standards. The project layout provides ease of traffic flow and snowplow access.

Commissioner Everett said he is likewise pleased with how the project has developed. He would prefer if the frontage and setbacks were in accordance with current standards; however, he recognizes the applicant is in compliance with the MDA. He stated appreciation for the applicant providing rear-loaded townhome products and the product serves as an example of desirable rear-loaded garage design and elevations for other developers.

Commissioner Bergener expressed appreciation for the thoroughness of the information provided, including the native landscape images, and the conservation efforts in providing an open and natural development. He expressed his approval of the product.

Commissioner Wright concurred with the thoughts expressed by the Commission.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the preliminary plat and master site plan for Overland Village Two Phase A with the following conditions:***

- 1. Individual site plans are not required for the townhomes in this plat;**
- 2. The applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow;**
- 3. Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road; and**
- 4. Lighting shall comply with the dark sky ordinance.**

Commissioner Wright requested for the motion to include conditions requiring compliance with the dark sky ordinance and installation of the masonry wall.

Commissioner Pengra clarified he intentionally excluded the requirement for the design of the mailbox structure to be in keeping with the architecture of the development due to the variance in design in the project and his personal belief that standard mailbox aesthetics are sufficient.

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

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

6.B. PUBLIC HEARING – EMMC 17.25 Residential Zones Code Amendment

Mr. Kane presented the item. Recent development project proposals have brought to light some potential revisions to EMMC 17.25 Residential Zones. EMMC 17.25 establishes a number of residential districts that are primarily either single-family or multifamily. The MF1 zone allows for “twin homes, duplexes, triplexes, and townhomes with no more than six units per building,” as well as “footprint” single-family dwellings. This amendment recommends the removal of single-family dwellings as a permitted use in the MF1 zone, resulting in the RC zone becoming the densest single-family residential district allowing a minimum lot size of 4,500 square feet and an average lot size of 6,000 square feet.

EMMC 17.25 also establishes development standards for all the residential districts including minimum lot size, minimum lot frontage, maximum building heights, and setbacks. Just over half of the single-family zoning districts include both a minimum and average lot size. This amendment recommends adding a minimum lot size of three-quarter acres for the RD2 zone.

The amendment removes “for ‘footprint’ single-family homes (not on fee simple lots; sometimes defined as patio homes)” from EMMC 17.25.020(E)(2), single-family dwellings as a permitted use in the MF1 column on the 17.25.030 land use table, and single-family detached from the Type of Housing row and MF1 column on the 17.25.040 residential development standards table.

The amendment adds “and an average lot size of three-quarter-acre (32,670 square feet) is required” to EMMC 17.25.020(B)(2) and “3/4 Acre (32,670 sq ft)” to the RD2 column of the Minimum Average Lot Size row on the 17.25.040 residential development standards table. The

amendment acknowledges that the recommendations remove a table footnote resulting in a numbering change to the remaining footnotes.

Commissioner Wright opened the public hearing at 7:37 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the amendment to Eagle Mountain Municipal Code 17.25 Residential Zones. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

6.C. 2B Investments (Concept Plan)

Planner Jessa Porter presented the item. The concept plan is for a potential rezone for land located west of Wride Memorial Highway at the Fairfield municipal boundary. Although the subject property is located in the Pole Canyon area, it is not a part of, nor subject to, the Pole Canyon Master Development Agreement.

The northern portion of the parcel has a land use designation of Agricultural/Rural Density Two and the southern portion of the parcel has a land use designation of Neighborhood Residential One. The proposed concept plan rezones the northern 15.41 acres to RD2 and the southern 29.72 acres to R1.

Per EMMC 17.25.02, these are appropriate zones for the current land use designations on the property. EMMC 17.60.160 permits the proposed zoning districts to be adjacent. The Transportation Master Plan calls for an east-west collector running through the center of the southern portion of the parcel. This concept plan located the roadway along the southern property line. The applicant anticipates approximately 28 lots within the RD2 portion of the parcel and approximately 100 lots within the R1 zone. Both densities would be compatible with their respective land use designations. The RD2 zone requires 500 square feet of improved open space and R1 requires 750 square feet per residential lot.

The applicant is seeking feedback for the proposed rezoning of the property.

Applicant representative Lee Brown said he is the landowner but is not a developer. He commended staff for their assistance. He desires to rezone the property to make it more desirable in order to sell the land for development.

Commissioner Wright thanked the applicant for his candor regarding his plans.

Commissioner Pengra said although he has no concerns with the rezone request, he is concerned regarding what happens with the property once the zoning is approved. He suggested for the applicant to discuss the property with a developer to determine how the land would develop. He expressed concern regarding sewer line locations and connection to existing infrastructure.

Mr. Brown verified that he had not secured easements for the sewer and water lines. He noted possible utility easement areas and said he would need to work with the Pole Canyon developers and the Smith family regarding utility connections.

Commissioner Wright said that a rezone request that adheres to the General Plan is likely to receive approval. However, he agreed with Commissioner Pengra that consulting with a developer and consideration and forethought regarding engineering could result in an increase to the value potential of the property.

Mr. Kane clarified that one of the findings for a rezone request approval is to ensure that the proposed use can be accommodated with City services. He explained that the applicant needs to demonstrate the ability to provide the service but does not need to have acquired the easements prior to the rezone approval.

Commissioner Pengra suggested for the applicant to contract with Steve Jackson, a civil engineer that has worked on the Pole Canyon development and is familiar with the area, for assistance.

Discussion ensued clarifying the steps and requirements of the application process for the benefit of the applicant.

6.D. Coyote Run (Concept Plan)

Ms. Porter presented the item. The concept plan is for a proposed 20-lot subdivision of about five acres of land located west of the Overland Trails Phase 3. The property has a land use designation of "Neighborhood Residential One" in the General Plan and is currently zoned Agriculture.

The property is designated as Neighborhood Residential One which is defined as a mix of single-family residential lot sizes, generally ranging from two to four dwelling units per acre and including improved neighborhood open space. The concept plan proposes a density of four units per acre. The applicant has proposed an RC zone for this area; this zone is not compatible with the land use designation. To request the RC zone, the applicant will be required to submit a General Plan Amendment to change the land use designation to Neighborhood Residential Two.

The concept plan shows an S-curve in the road running to the south of the property and ending in a cul-de-sac. Per EMMC 16.30.090(C)(3)(A), cul-de-sacs are not permitted in the RC zone, so, the road through the development should connect at both the north and south property lines for proper connectivity. Property lines on the plan show an approved access point in the middle of the parcel's north boundary which is owned by ZJT Management. Staff recommends that the applicant work with ZJT Management to acquire access to the property rather than force the proposed layout. There is a proposed park of about 6,300 square feet to the northeast of the development. To meet Municipal Code, the park must be at least 8,000 square feet.

Applicant representative Bob Jones said they redesigned the plan after the development review committee meeting and deepened the lots to increase the average lot size which reduced the open

space along the east side of the project. The remaining open space is for a retention pond. He said ZJT Management is unwilling to grant the applicant use of the Springwater Way access connection on the north of the project. The cul-de-sac is to provide an adequate turn radius for fire apparatus. He said a benefit of the S-curve is to reduce vehicular speed.

Commissioner Everett noted that retention ponds can only be counted as open space if appropriately improved.

Mr. Kane verified that park equipment cannot be installed on a retention area. As the retention area also fails to meet the minimum acreage size requirements, it will not count towards the open space requirement.

Mr. Jones clarified they understood the retention area open space will not count towards the amenities requirement and they intend to pay a fee in lieu.

Commissioner Everett expressed concern regarding the impact of the S-curve on the layout of the neighborhood. Although, he recognized the predicament of the applicant due to the reliance on the neighboring property to obtain an access. However, as the plan does not comply with the General Plan and conflicts with buffering requirements for the neighboring lot sizes, he would not be in favor of recommending approval of the proposal to the City Council.

Mr. Jones said the lots to the south and east fall within the RC zone lot size category of approximately 4,500 square feet and their proposed lot size is larger.

Mr. Kane verified that the lots to the east are .15 acres/6,500 feet and the Harmony development agreement for the property south has an approval for small lots; however, the project has not been platted.

Commissioner Wright noted the lots to the east range from approximately 6,300 square feet to 9,300 square feet to provide context regarding the adjacent developments for their discussion.

Commissioner Pengra noted that the Harmony project has been granted 50-foot frontages which are not allowable under current standards. He would support the rezone and General Plan amendment to permit the development due to the constraints of the property as preferable to the property remaining vacant. The proposed lots will be larger than the product in the adjacent Harmony development. He asked if the applicant could stub a road to the east to force a future connection to Deep Water Drive.

Mr. Kane explained that the area to the east has already been platted which prohibits a future connection to Deep Water Drive.

Mr. Jones stated the fire marshal recommended a temporary access connection to the property to the south rather than the cul-de-sac to accommodate fire apparatus; however, it would require ZJT to allow the access which is unlikely.

Commissioner Pengra said that requiring larger lots would create an incompatible lot size buffer requirement to the future Harmony development and feels it would also be punishing the applicant to do so.

Mr. Jones is a long-term resident and builder in the City and cares about the community. They are the affordable housing leader in the City and believe providing affordable housing will be a benefit to the City. They are trying to devise a plan that works with the limitations they are under.

Commissioner Bergener expressed sympathy for the circumstances of the developer. He could conclude that the cul-de-sac meets the exemption qualifications requirements in EMMC 16.30.090(C)(3)(a) “convincing evidence that a cul-de-sac is necessary to develop the entire parcel.” He suggested for the applicant to bring the plan closer to compliance with the General Plan but recognized the constraints on the project.

Commissioner Wright said hearing the difficulties with the project provides context to the situation. He might be willing to consider the road as proposed, due to the unique circumstances, although he would prefer for the northern connection to align with the designated connection in the center of the northern border of the property and a connection to the south.

Mr. Jones agreed with Commissioner Wright regarding the preferable location of road connections and accesses. He said they construct 70 houses a year, mostly in Eagle Mountain. Their business develops an affordable housing product. He requested to be able to move forward with the development of the land rather than sitting on the investment until the circumstances potentially change in the distant future.

Commissioner Wright stated that he would prefer an R3 rather than an RC product. R3 units would be more compatible with the housing to the east and the west. Although the product might be larger than the units contemplated for the Harmony development, the lack of a road connection to the south lessens rather than exacerbates the impact.

Commissioner Pengra said in personal opinion, independent of code considerations, he believes allowing the development would have a much lower impact on the City than denying the development would have on the developer, especially in consideration of the entitlements given to ZJT Management. Due to the extenuating circumstances, he reiterated he supports RC product in this development.

6.E. 7-Eleven The Ranches (Concept Plan)

Ms. Porter presented the item. The proposed 7-Eleven convenience store would be located on approximately 1.27 acres at the corner of Ranches Parkway and Campus Drive and is included as lot 1 in the recorded plat amendment for the Prairie Gate Business Park that was recommended for approval by the Planning Commission on March 9, 2021. The parcel is part of the expired Ranches MDA and was designated for commercial uses. The General Plan’s Future Land Use Map identifies the property as Community Commercial.

The applicant needs to add vertical and horizontal articulation to the building to comply with EMMC 17.72.040(D). The proposed site design is similar to surrounding convenience stores including the Maverik and Holiday Oil to the northwest. Staff recommends for the applicant to review EMMC 17.720.030 for further requirements. Per EMMC 17.72.030(B), the project is required to provide 21 parking stalls, at least one being an ADA stall. The concept plan proposes 21 stalls, two of which are ADA. The ADA stalls will need to be moved to the north to be closer to the convenience store entrance.

The parcel is located in the expired Ranches MDA and vested rights no longer carry. The City intends to rezone the property to CC (Commercial Community); if the applicant chooses to submit a site plan prior to the City's rezone, they will need to submit a rezone application. Automobile gas/service stations are a special use in the CC zone and would require compliance with EMMC 17.75.062. The concept plan calls for a right-in, right-out egress on Ranches Parkway and entry/exit access on Campus Drive. Cross-access is also included to the east on the northern and southern parts of the parcel. Staff recommends the southern cross-access but feels the northern cross-access is unnecessary and may limit future development of the property to the east.

Applicant representative Ryan Forsyth said he feels the most efficient use and layout for the property in consideration of the location of Maverik gas station to the west across Ranches Parkway. They have relocated the dumpsters and attempted to implement the other recommendations.

Commissioner Bergener said his only concern with the development is increased traffic. The multiple access points should help mitigate traffic issues. He agrees the northeastern cross-access might not be needed.

Mr. Kane clarified that staff recommends using the southeastern and removing the northeastern access due to the belief the northeastern access is unnecessary and concerns with inhibiting the development and building location of the neighboring property.

Commissioner Everett said he does not have any major concerns with the access and layout. Making a left turn off Campus Drive onto Ranches Parkway is precarious; however, he is unaware of a method to reasonably mitigate issues. He suggested leaving an opening at the area indicated for the northeastern access for a potential connection should one be deemed appropriate depending upon the development of the adjacent site. He advised the applicant to ensure there is adequate articulation and movement in the building design while recognizing the design limitations for this type of use.

Mr. Forsyth verified the fuel vent area will be improved with landscaping.

Commissioner Pengra recommended angling the southeastern cross-access easement to increase the design and layout options for future development to the east. He has concerns regarding the egress on Ranches Parkway due to the amount of traffic in the area, but he is unaware of a solution.

Commissioner Wright concurred with Commissioner Pengra's recommendation to adjust the southeastern cross-access and to reshape the island. He disagrees with the staff recommendation to remove the northeastern cross-access. He suggested placing the dumpsters adjacent to the wall, adjusting the pedestrian access accordingly, as he believes the elevational difference is sufficient and the masonry wall would obscure the visibility of the dumpsters and opens the area behind the store improving truck and trailer access to the fuel pumps. The concrete berms on the corners of the building reduce traffic flow on the site. He asked if the berm could be removed.

Mr. Forsyth agreed with Commissioner Wright concerning truck access and said that yellow striping is sometimes used in place of the concrete berms. He said they could adjust the layout and provide better traffic flow behind the building if granted an exception to the 25-foot distance from the property line requirement and be allowed to install a firewall instead.

Mr. Kane said the 25-foot requirement from the property line is a special use standard for gas stations. They could request a variance but would have to prove a hardship to qualify for approval.

Commissioner Pengra expressed concern that the turning radius onto Ranches Parkway is insufficient for trucks resulting in impediments to multiple traffic lanes. He recommended widening the access to provide more space to maneuver.

Mr. Forsyth expressed his willingness to widen the access onto Ranches Parkway, if permitted by the City, to increase the turn radius area available.

7. Discussion Items

None.

8. Next scheduled meeting

The next Planning Commission meeting is April 27, 2021.

9. Adjournment

MOTION: *Commissioner Everett moved to adjourn the meeting at 8:49 p.m. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:49 p.m.

Approved by the Planning Commission on April 27, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 11, 2021

TITLE: PUBLIC HEARING - A to Z Building Blocks (Site Plan)

ITEM TYPE: Site Plan

APPLICANT: A to Z Building Blocks (Jody Zabriskie)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 11, 2021

TITLE: PUBLIC HEARING - Hidden Hollow Phase C (Preliminary Plat & Site Plan)

ITEM TYPE: Preliminary Plat & Site Plan

APPLICANT: Ryan Bybee (Cadence Homes)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

BACKGROUND:

The Planning Commission held a public hearing (no public comments were made) and discussed the Hidden Hollow Phase C preliminary plat and site plan on January 12. Following a lengthy discussion the Commission voted (4-0; Commissioner Bergener absent) to table the item until a future meeting with direction to the applicant to work with staff to bring the application into compliance with Municipal Code.

The applicant then met with the Planning Commission (February 9) and the City Council (March...) to discuss the project and obtain feedback related mainly to the density vesting. The general feedback provided to the applicant was that the City was willing to work with the applicant at the density that he is proposing if he adjusts the townhome area, the parking, the garage sizes, obtains a new appraisal of the city property, and provides a large trailhead parking lot. After receiving feedback from the Commission and Council, the applicant agreed to return to the Planning Commission with a site plan and preliminary plat that responds to the feedback provided.

This updated proposal includes the same number of units (86 townhomes and 48 single-family lots; 134 total), but the townhome area has been redesigned, some minor adjustments have been made to the lots, and the plan includes a large gravel trailhead parking lot within the utility corridor. The City is also working with an appraiser to receive an updated appraisal of the 1.5-acre City-owned property that is being considered as part of this project. The updated appraisal is not yet completed.

Zoning

This property was zoned Village Core as part of the Ranches Master Development Plan and Agreement. Along with other parcels it was designated with 20 acres of commercial and 1,002 residential units. The Village Core zone allowed for multifamily uses, but did not provide for a specific density associated with those uses because the density was established through the Ranches MDA. The Ranches Master Development Agreement expired in March, 2018.

Previous Approvals

The Hidden Valley North Preliminary Plat was approved on May 9, 2006, including a total of 131 SF lots, 300 condominiums, and 226 townhomes. The following preliminary plats and site plans have been approved for areas within the Hidden Valley North project, replacing portions of the 2006 plat.

- Hidden Hollow Elementary School – opened in 2008;
- Hidden Hollow Phase A Preliminary Plat (34 SF lots) was approved November 18, 2014;
- Hidden Hollow Phase B Preliminary Plat & Site Plan (17 SF lots & 54 townhomes) was approved September 4, 2018 (Open Space modified March 17, 2020);
- Juniper Springs Preliminary Plat (84 townhomes) was approved September 18, 2018.

Total Approved Lots = 51 SF lots, 138 townhomes, and the elementary school.

Phase C

The “phase C” area of the Hidden Valley North plat included 300 condominiums and 60 townhomes. Rather than building the preliminarily platted 360 units, the applicant has chosen to reduce the density by over 60% and is proposing 48 SF lots and 86 townhomes, for a total of 134 lots/units. Conceptual discussions were held concerning the amenities in phase C at the meetings for Phase B, with the amenity worksheet and a concept of a portion of Phase C included in the meeting documents. No approval was given to Phase C at that time, since it was not part of the Phase B site plan or preliminary plat that was considered for approval.

ITEMS FOR CONSIDERATION:
CITY PROPERTY

Due to the topography in this area the applicant has worked with staff to redirect the future extension of the 94-foot wide collector road (not Hidden Valley Parkway) to avoid steep terrain. This would result in a small 1.5-acre triangle property between the road, the hillside, and this Phase C development. The applicant has requested to purchase this 1.5-acre property and add it to the Phase C plat. We believe this would be a good use of that land. This area would include portions or all of lots 88-97. An updated appraisal is in process, but won't be completed prior to the meeting. The City Council will need to approve an agreement to sell the property along with this project's approval. The applicant's intent is to improve a large gravel parking lot (trailhead) within the utility corridor in exchange for some of the cost of the City property. We recommend that the applicant purchase the City property and be reimbursed for the cost of improving the gravel parking lot, once completed. A condition of approval has been included in relation to this.

ACCESS & ROADS

The collector roads included on the City's Future Land Use and Transportation Corridors Map are included with this project as 94-foot wide major collector roads. They will be improving a portion of Hidden Valley Parkway with this project, and grading the remainder of the right-of-way for future expansion, ensuring drainage flow is directed to the existing drainage channel that leads to the detention area, and reducing the future cost to the City of grading for the expansion.

OPEN SPACE & AMENITIES

This project is required to have 3.07 acres of improved open space and 307 amenity points. The attached site plan and parks and open space worksheet include the proposed amenities.

This proposal includes approximately 3.1 acres of improved open space within the development, 2.75 acres within the utility corridor that will be dedicated to the City and improved with a large gravel trailhead parking lot (cost of improvement to be reimbursed), and an additional 35+ acres of hillside open space that will be dedicated to the City that includes trails to the north, northwest, and south of this project. A condition of approval has been included that requires the 35+ acres of open space near this project to be dedicated to the City along with the first plat in this project. Landscaped areas must be at least 8,000 square feet in size and no less than 20 feet in any

dimension to count as improved open space. The Commission should consider a combination of the park and larger common areas, the 35+ acres of hillside with trails, and the gravel parking lot / trailhead when weighing the required open space for this project.

Upon completion of this last phase of the Hidden Hollow project, the developer will have provided a 20-stall paved parking area, a 60-stall gravel parking area (with restroom and trailhead signs), and a 2.5-acre gravel parking area that provides approximately 66 parking stalls and 13 large trailer stalls. This will alleviate much of the recreational parking that currently occurs at the elementary school, and provides dedicated parking areas for those mountain biking, running, and/or using ATVs or OHVs. Northeast of the large parking area, just over the hill, is the mountain bike park.

For amenities, the phase C proposal includes a lighted pickleball court, a playground, a pavilion, trees, benches, and trails. The proposal also includes 82 points for 4,100 linear feet of mountain bike trails (calculated at 2 points per 100 linear feet), as well as 35+ acres of open space. This trail system has been developed over the years and widely used by mountain bike teams and mountain bikers from the region, and has been the location of several Utah High School Cycling League mountain bike races. The pickleball court, playground, and park amenities will be available for the townhomes and the homes, in both Phase B and Phase C. Since this amenity plan contains some unique elements, the Commission should determine whether it provides a similar benefit to that of a standard park plan/proposal.

POOL/CLUBHOUSE

EMMC 17.25.050L requires all multifamily developments to include a clubhouse and swimming pool. The clubhouse shall be a minimum of 1,500 square feet and the swimming pool shall be a minimum of 1,000 square feet and accommodate at least 4 square feet per residential unit being served. That code also allows for the approval authority to consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. Following the City Council's feedback the applicant is now proposing a clubhouse and pool that comply with the requirements. This amenity will be available to all townhome residents in both Phase B and Phase C (140 townhomes).

OFF-STREET PARKING

EMMC 17.55.120(C) requires 2 stalls per townhouse unit (not in tandem configuration) plus 1 guest parking space per 3 dwelling units. 1 space per unit must be within a fully enclosed garage. This project is required to have 29 stalls. The applicant has provided 34 stalls.

SLOPE ANALYSIS

A slope analysis map was provided with the previous submittal, showing that the steepest lots averaged 17.5% slope. The current plan doesn't contain significant changes in the steepest areas. For the development slope protection the developer will be constructing a section of mountain bike trail behind the single-family lots (replacing the trail that will be removed by the lots), and will be installing a cut-off ditch along the trail, directing the water to the west where the existing drainage channel is located. Each hillside building lot site plan, at building permit, will need to indicate the foundation grade and driveway grades, and show that the driveway will not exceed 12% slope and that the home will be designed appropriately with the hillside to reduce potential slope instability.

DEVELOPMENT STANDARDS

The townhomes were reviewed using the MF1 Zone development standards. The units include 22-foot driveways to the garage and at least 15 feet between buildings. The applicant designed these townhome units in 2018 for the Phase B project, desiring to construct the same units in Phase C as were approved in Phase B, and relying on that being the case. Since that time the City Code was modified to require minimum dimensions of two-car garages to be 22 feet by 22 feet (EMMC 17.25.050(C)). At the request of the Planning Commission and City Council, the applicant has modified the garage sizes to comply with this code.

The single-family homes were reviewed using the RC Zone development standards. The only concern exists with the lot frontages of the lots along the loop road. The RC zone requires 58 feet of frontage (20 feet on cul-de-sacs or circles), and nine of the lots appear to have less than 58 feet (94, 109 - 116). The Commission can, however, consider these lots on a circle, as the curve of the road is very similar to that of a circle. At a minimum, the steepest lots should be as wide as possible to provide additional space to accommodate a driveway that complies with the 12% maximum

slope.

BUILDING ELEVATIONS / MULTI-FAMILY DESIGN STANDARDS

The applicant was prepared to design rear-loaded townhomes for this project, but the feedback from the City Council was to continue with front-loaded units, redesigning them to increase the garage size. The garages have been increased to comply with the code, and nothing else has been modified on the elevations. These are the same elevations as those approved in Phase B. The following design standards should be discussed for these buildings.

- Roofs - EMMC 17.72.040(C) requires that multifamily buildings "contain sloping roofs, overhanging eaves, and multiple roof planes and heights." The plans demonstrate compliance with this, as long as the units step down due to the terrain. If there is no stepping of the terrain, the main roof of the buildings will lack height variation.
- Building articulation - EMMC 17.72.040(D) requires vertical and horizontal articulation including facade modulation, changes in textures/materials, window patterns, offsets, recesses, and projections. The front and rear facades appear to include facade offsets and projections. Further clarification will be needed on the building materials, since the renderings for Phase B indicated a mix of stone, fiber cement siding, and board and batten siding, and these Phase C elevations indicate stone, stucco, and board and batten.
- Architectural detailing - EMMC 17.72.040(E)(2) requires "a majority of the following architectural detailing: decorative 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 railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable." It appears that the proposed buildings include balconies, porches (very small porches), popouts, decorative trim and moldings, railings, and decorative garage doors. A condition of approval has been included that requires additional architectural detailing in order to comply with this code.
- Building materials - EMMC 17.72.040(F)(1) requires a minimum of at least two exterior materials on all faces with

each material used at least on 30% of each side. Although the buildings seem to be mostly dominated by stucco, the board and batten appears to be included on at least 30% of the front and rear facades. The side elevations appear to be dominated by stucco.

- Building colors - EMMC 17.72.040(G) states that building colors are not restricted to desert landscape colors and recommends a wide color palette. The proposed colors are blues and greys, as well as some brown (stone).
- Garage doors - EMMC 17.72.050(H) requires that garage doors not be "the most prominent or visible feature on a building" and be accessed from the side or rear of the building, or set back from the front facade. While these elevations were approved in Phase B, the garages still seem quite prominent and not set back from the front facade. The feedback from the City Council, however, was that they prefer front-loaded garages.
- Lighting - EMMC 17.72.040(I) requires that lighting be shielded and directed downwards. This will be evaluated prior to building permit approval.
- Mailbox structure - EMMC 17.72.040(J) states that cluster mailboxes should be used for multifamily developments based on USPS requirements. It recommends that the structures should "emulate the buildings in materials and color." The applicant should develop specific details/plans for the cluster mailbox to reflect the design of the buildings. Staff recommends that the cluster mailbox be located adjacent to the park, near the parking spaces. This will allow residents to utilize the guest parking spaces in order to pick up mail and keeps this traffic off the main roadways. A condition of approval has been included to address this.
- Mechanical equipment - EMMC 17.72.040(K) states that mechanical equipment shall be screened. The plans do not note the location of each townhome's mechanical equipment (i.e. HVAC compressors). This equipment is recommended to be screened, likely with vegetation, while not impeding the function of the equipment.
- Storage, loading areas, and trash enclosures - EMMC 17.72.040(L) requires screening for any outdoor storage, loading area, or collective trash enclosure. The project does not call for any of these features.

FENCING

EMMC 16.35.090 requires 6-foot privacy fencing along the rear or side lot lines abutting an arterial or collector road right-of-way. The applicant is proposing to use a grey SIMTEK fence, which is the same fencing as was used at the Brandon Park and Brylee Farms developments.

Meeting minutes from the January 12th and February 9th Planning Commission meetings are attached. Other meeting minutes can be accessed on Eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs.

The approved 2006 Hidden Valley North Preliminary Plat and the proposed plans for Phase C are attached, for reference.

REQUIRED FINDINGS:

Preliminary plat and site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for preliminary plats and site plans can be found in EMMC 16.20 and 17.100, respectively.

RECOMMENDATION:

We recommend that the Planning Commission make a motion to recommend approval of the Hidden Hollow Phase C preliminary plat and site plan with the following conditions:

- 1) This project is contingent upon the sale/purchase of the 1.5 acres of City property at fair-market value, based upon a new appraisal. The applicant shall be reimbursed the cost of the large gravel parking lot, once completed.*
- 2) The garage sizes shall comply with EMMC 17.25.050(C).*
- 3) No blasting shall be permitted within this Phase C development.*
- 4) The cluster mailboxes shall be located adjacent to the park, near the parking stalls.*
- 5) The 30+ acres of open space near the project shall be dedicated to the City with the first final plat for this project.*
- 6) Retaining walls shall be stepped to not exceed 5 feet high and include at least 5 horizontal feet between walls.*
- 7) The developer shall grade and prepare the entire Hidden Valley*

Parkway right-of-way for future expansion, including providing a method to direct the storm water to the existing retention basin.

8) Additional architectural detailing shall be provided on the townhomes in order to comply with EMMC 17.72.040(E)(2).

9) Applicant shall obtain approval from Kern River Gas (and provide it to the City) and coordinate with them during construction of the gravel parking lot within the utility corridor.

ATTACHMENTS:

Exhibit A - Prelim Plat & Master Site Plan

Exhibit B - Open Space Plans

Exhibit C - Townhome Elevations

Exhibit D - 2006 Hidden Valley North Prelim Plat

Exhibit F - PC Minutes 2.9.21

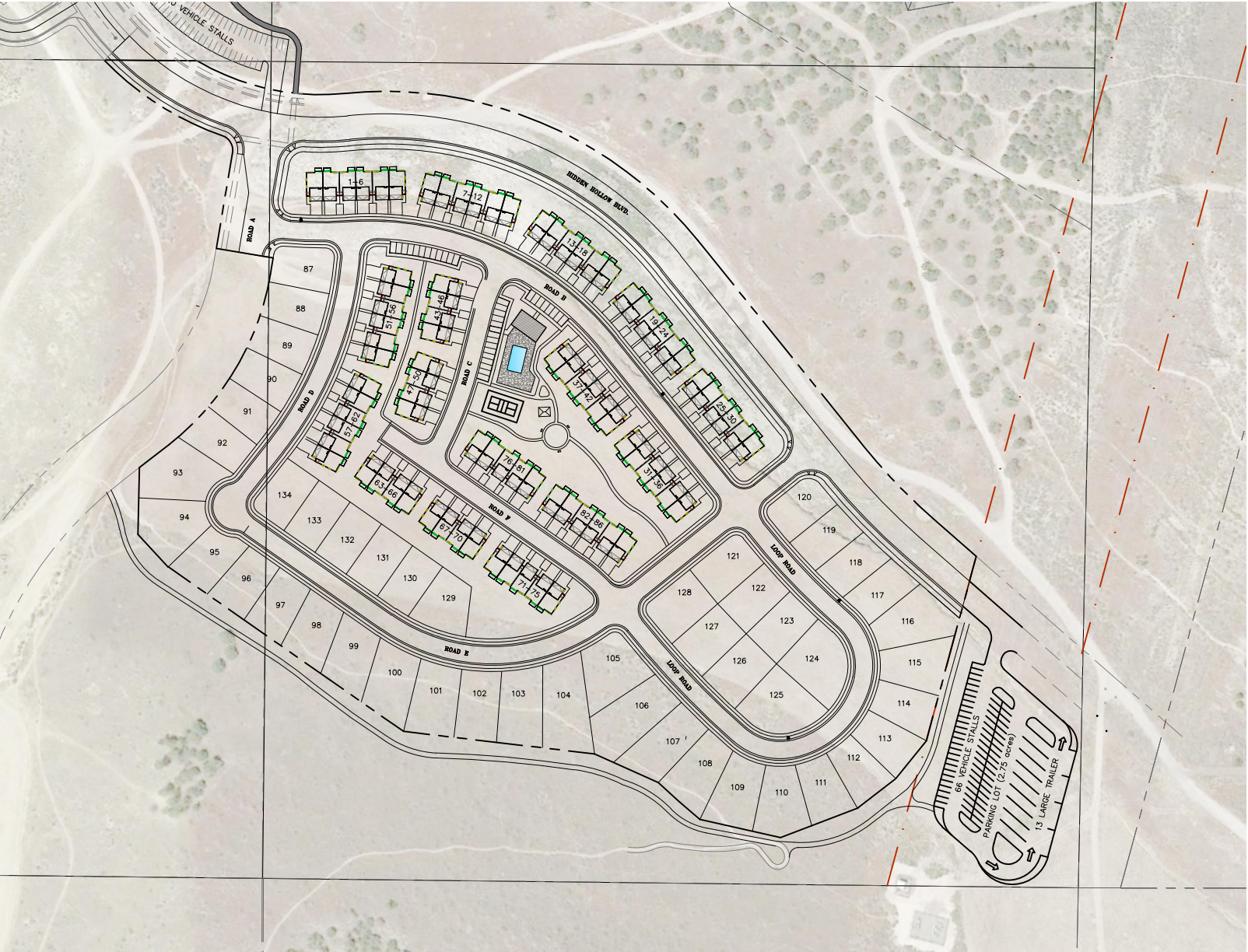
Exhibit E - PC Minutes 1.12.2021

HIDDEN HOLLOW: PHASE 'C' PLAT '1'

PRELIMINARY CONSTRUCTION PLANS

prepared for:
CADENCE HOMES
3400 north Ashton Blvd. Suite 180
LEHI, UT 84043
PHONE: (801)768-0500

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



SHEET INDEX

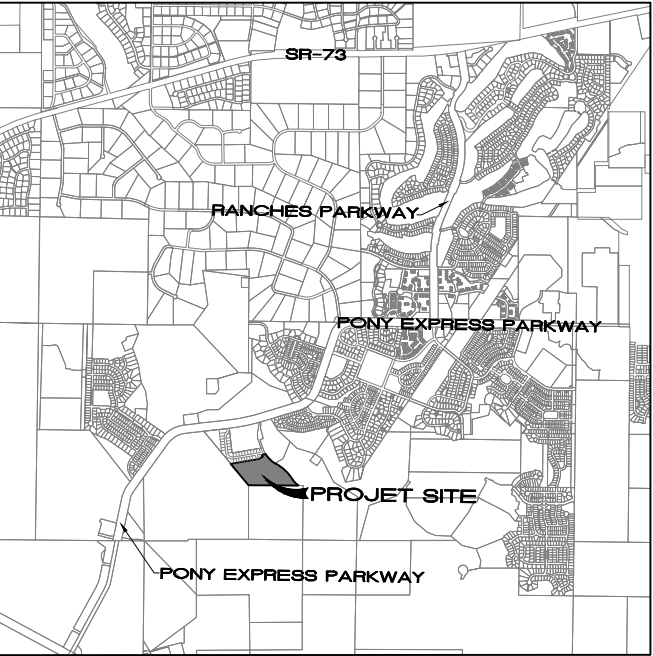
SHEET NO.	SHEET NAME
1	COVER SHEET
2	SITE/UTILITY PLAN
2a	TOWNHOME SITE PLAN
3	GRADING & DRAINAGE PLAN
PRELIM	PRELIMINARY PLAT
OS	OVERALL OPEN SPACE

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 11P 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.



VICINITY MAP

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 00°03'34" EAST TAKEN FROM THE STATE PLANE COORDINATE & DEPENDENT RESURVEY PLAT FOUND AT THE UTAH COUNTY SURVEYORS OFFICE. (NAD 83)

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1				DESIGNED BY: TGT
2				DRAWN BY: TT
3				CHECK BY: TGT
4				DATE: 4/26/21
J:\RYAN\BYBEE\Hidden_Canyon\dwg\01_COVER.dwg				

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

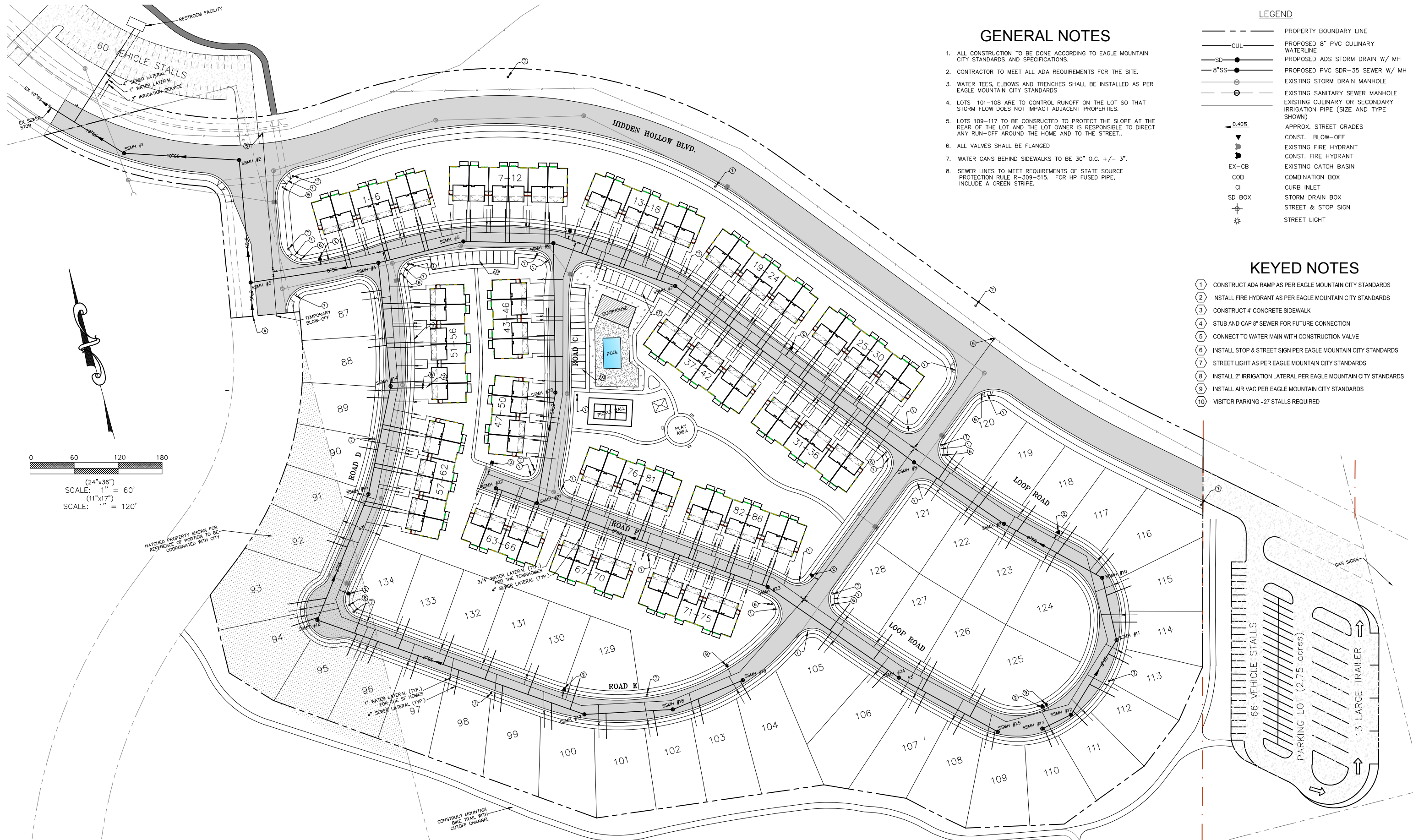
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C' PLAT '1'

COVER SHEET

JOB
RYAN
SHEET NO.
1



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS
4. LOTS 101-108 ARE TO CONTROL RUNOFF ON THE LOT SO THAT STORM FLOW DOES NOT IMPACT ADJACENT PROPERTIES.
5. LOTS 109-117 TO BE CONSTRUCTED TO PROTECT THE SLOPE AT THE REAR OF THE LOT AND THE LOT OWNER IS RESPONSIBLE TO DIRECT ANY RUN-OFF AROUND THE HOME AND TO THE STREET..
6. ALL VALVES SHALL BE FLANGED
7. WATER CANS BEHIND SIDEWALKS TO BE 30" O.C. +/- 3".
8. SEWER LINES TO MEET REQUIREMENTS OF STATE SOURCE PROTECTION RULE R-309-515. FOR HP FUSED PIPE, INCLUDE A GREEN STRIPE.

LEGEND

- PROPERTY BOUNDARY LINE
- CUL PROPOSED 8" PVC CULINARY WATERLINE
- SD PROPOSED ADS STORM DRAIN W/ MH
- 8"SS PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CULINARY OR SECONDARY IRRIGATION PIPE (SIZE AND TYPE SHOWN)
- APPROX. STREET GRADES
- CONST. BLOW-OFF
- EXISTING FIRE HYDRANT
- CONST. FIRE HYDRANT
- EXISTING CATCH BASIN
- COMBINATION BOX
- CURB INLET
- STORM DRAIN BOX
- STREET & STOP SIGN
- STREET LIGHT

KEYED NOTES

1. CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
2. INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
3. CONSTRUCT 4' CONCRETE SIDEWALK
4. STUB AND CAP 8" SEWER FOR FUTURE CONNECTION
5. CONNECT TO WATER MAIN WITH CONSTRUCTION VALVE
6. INSTALL STOP & STREET SIGN PER EAGLE MOUNTAIN CITY STANDARDS
7. STREET LIGHT AS PER EAGLE MOUNTAIN CITY STANDARDS
8. INSTALL 2" IRRIGATION LATERAL PER EAGLE MOUNTAIN CITY STANDARDS
9. INSTALL AIR VAC PER EAGLE MOUNTAIN CITY STANDARDS
10. VISITOR PARKING - 27 STALLS REQUIRED

REVISIONS			
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DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/26/21
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J:\RYAN BYBEE\Hidden Canyon\dwg\02_UTILITY.dwg

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

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

SITE/UTILITY PLAN

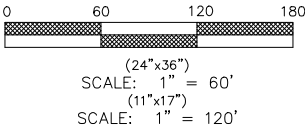
JOB
HH CAD
SHEET NO.
2



KEYED NOTES

- 1 1000 SQUARE FOOT POOL AREA
- 2 1500 SQUARE FOOT CLUB HOUSE
- 3 PICKLE BALL COURT AREA WITH LIGHTING
- 4 KIDS PLAY AREA WITH PLAY EQUIPMENT
- 5 500 SF PAVILION
- 6 BENCHES
- 7 TRAIL CONNECTION
- 8 PARKING AREA
- 9 SHADE TREES ALONG THE BACK SIDE OF THE SINGLE FAMILY LOTS

LAND USE PHASE 'C' TOWNHOMES
PLAT ACREAGE: 24.55 acres
OPEN SPACE IN TOWNHOMES: 3.10 acres
TOWNHOME UNITS: 86 UNITS



REVISIONS			
NO.	DATE	DESCRIPTION	BY
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DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/26/21
CGD FILE:	

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EAGLE MOUNTAIN
UTAH

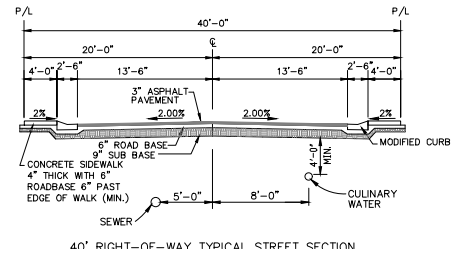
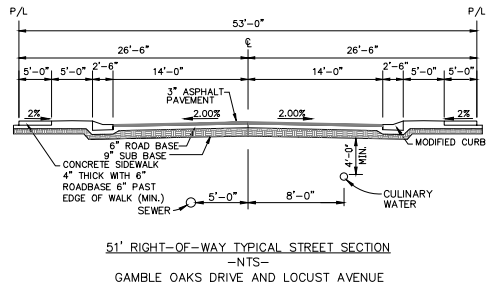
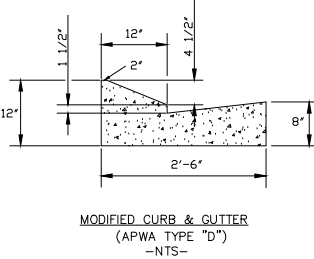
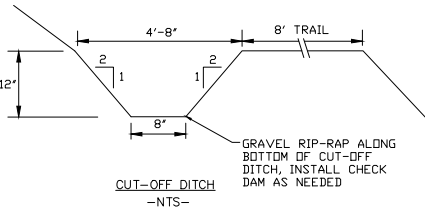
HIDDEN HOLLOW
PHASE 'C'

TOWNHOME SITE PLAN

JOB
HH CAD
SHEET NO.
2a

GENERAL NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHALT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS)
- PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY EAGLE MOUNTAIN CITY COUNCIL AND CITY ENGINEER.
- CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
- WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS



LEGEND

- PROPERTY BOUNDARY LINE
- CUL
- SD
- 8"SS
- EX
- COB
- CI
- SD BOX
- PROPOSED 8" PVC CULINARY WATERLINE
- PROPOSED ADS STORM DRAIN W/ MH
- PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CULINARY OR SECONDARY IRRIGATION PIPE (SIZE AND TYPE SHOWN)
- APPROX. STREET GRADES
- CONST. BLOW-OFF
- CONST. FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING COMBINATION BOX
- EXISTING CURB INLET
- EXISTING STORM DRAIN BOX



0 60 120 180
(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

REVISIONS			
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DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
CGD FILE:	

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

EAGLE MOUNTAIN
UTAH

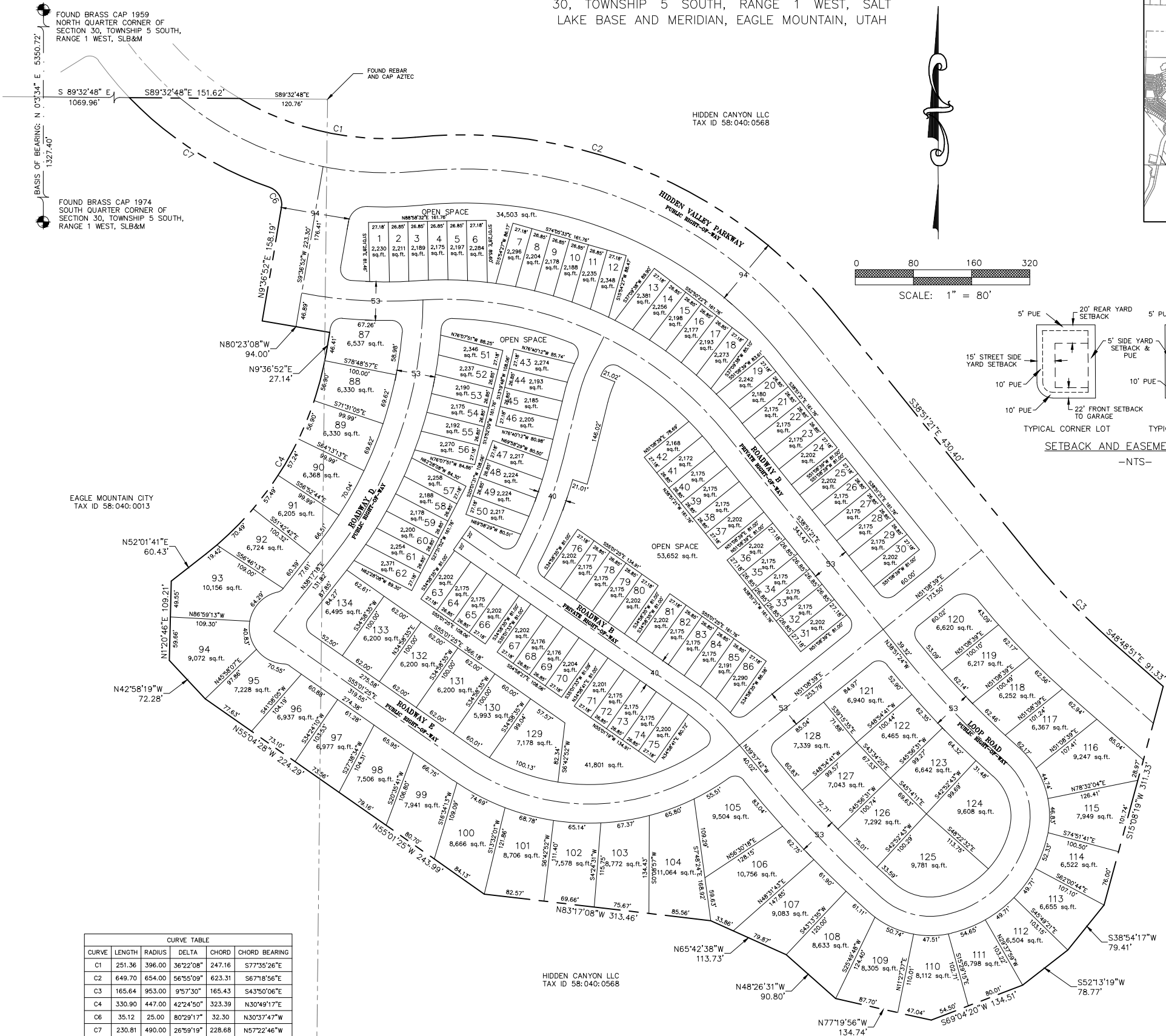
HIDDEN HOLLOW
PHASE 'C'

GRADING AND DRAINAGE PLAN

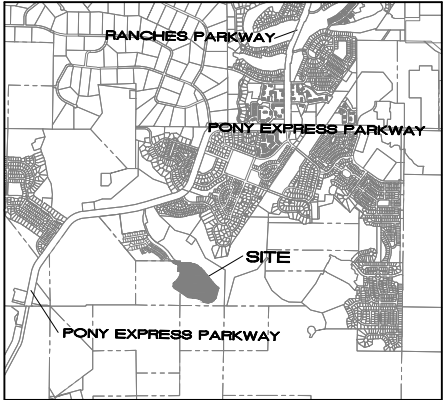
JOB
RYAN
SHEET NO.
3

PRELIMINARY PLAT
HIDDEN HOLLOW PHASE 'C'

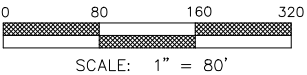
SITUATED IN THE SOUTHEAST QUARTER OF SECTION
30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



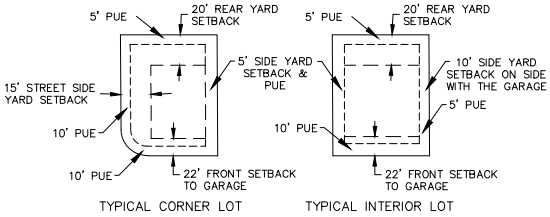
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	251.36	396.00	36°22'08"	S77°35'26"E
C2	649.70	654.00	56°55'09"	S67°18'56"E
C3	165.64	953.00	9°57'30"	S43°50'06"E
C4	330.90	447.00	42°24'50"	N30°49'17"E
C6	35.12	25.00	80°29'17"	N30°37'47"W
C7	230.81	490.00	26°59'19"	N57°22'46"W



VICINITY MAP

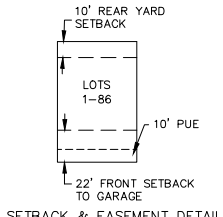


SCALE: 1" = 80'



SETBACK AND EASEMENT DETAIL

-NTS-



SETBACK & EASEMENT DETAIL

TYPICAL TOWNHOME LOT

-NTS-

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 51524141, 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 HIDDEN HOLLOW PHASE "C" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°03'34" East 2654.81 feet along the quarter section line and South 89°32'48" East 1069.96 feet from the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°32'48" East 151.62 feet; thence Southeast 251.36 feet along the arc of a non-tangent 396.00 foot radius curve to the left, through a central angle of 36°22'08", the chord of which bears South 77°35'26" East 247.16 feet; thence Southeast 649.70 feet along the arc of a 654.00 foot radius curve to the left, through a central angle of 56°55'09", the chord of which bears South 67°18'56" East 623.31 feet; thence South 38°51'21" East 430.40 feet; thence Southeast 165.64 feet along the arc of a 953.00 foot radius curve to the left, through a central angle of 09°57'30", the chord of which bears South 43°50'06" East 165.43 feet; thence South 48°48'51" East 91.33 feet; thence South 51°08'19" West 311.33 feet; thence South 38°54'17" West 79.41 feet; thence South 52°13'19" West 78.77 feet; thence South 69°04'20" West 134.51 feet; thence North 77°19'56" West 134.74 feet; thence North 48°26'31" West 90.80 feet; thence North 65°42'38" West 113.73 feet; thence North 83°17'08" West 313.46 feet; thence North 55°01'25" West 243.99 feet; thence North 55°04'28" West 224.29 feet; thence North 67°44'47" West 157.14 feet; thence North 55°04'28" West 224.29 feet; thence North 42°58'19" West 72.28 feet; thence North 01°20'46" East 109.21 feet; thence North 52°01'41" East 60.43 feet; thence Northeasterly 330.90 feet along the arc of a 447.00 foot radius curve to the left, through a central angle of 42°24'50", the chord of which bears North 30°49'17" East 165.43 feet; thence North 09°36'52" East 27.14 feet; thence North 80°23'08" West 94.00 feet; thence North 09°36'52" East 158.19 feet; thence Northwesterly 35.12 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 80°29'17", the chord of which bears North 30°37'47" West 32.30 feet; thence Northwesterly 230.81 feet along the arc of a 490.00 foot radius curve to the right, through a central angle of 26°59'19", the chord of which bears North 57°22'46" East 228.68 feet to the point of beginning.

Parcel contains: 24.55 acres

Basis of Bearing: the line between the South Quarter Corner and the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 00°03'34" West (NAD 83).

DATE _____ SURVEYOR (See Seal Below) _____
OWNER'S DEDICATION
We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby 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, 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 on the inhabitants thereof.

OWNER(S): _____ AUTHORIZED SIGNATURES _____
PRINTED _____

ACKNOWLEDGEMENT
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 on hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

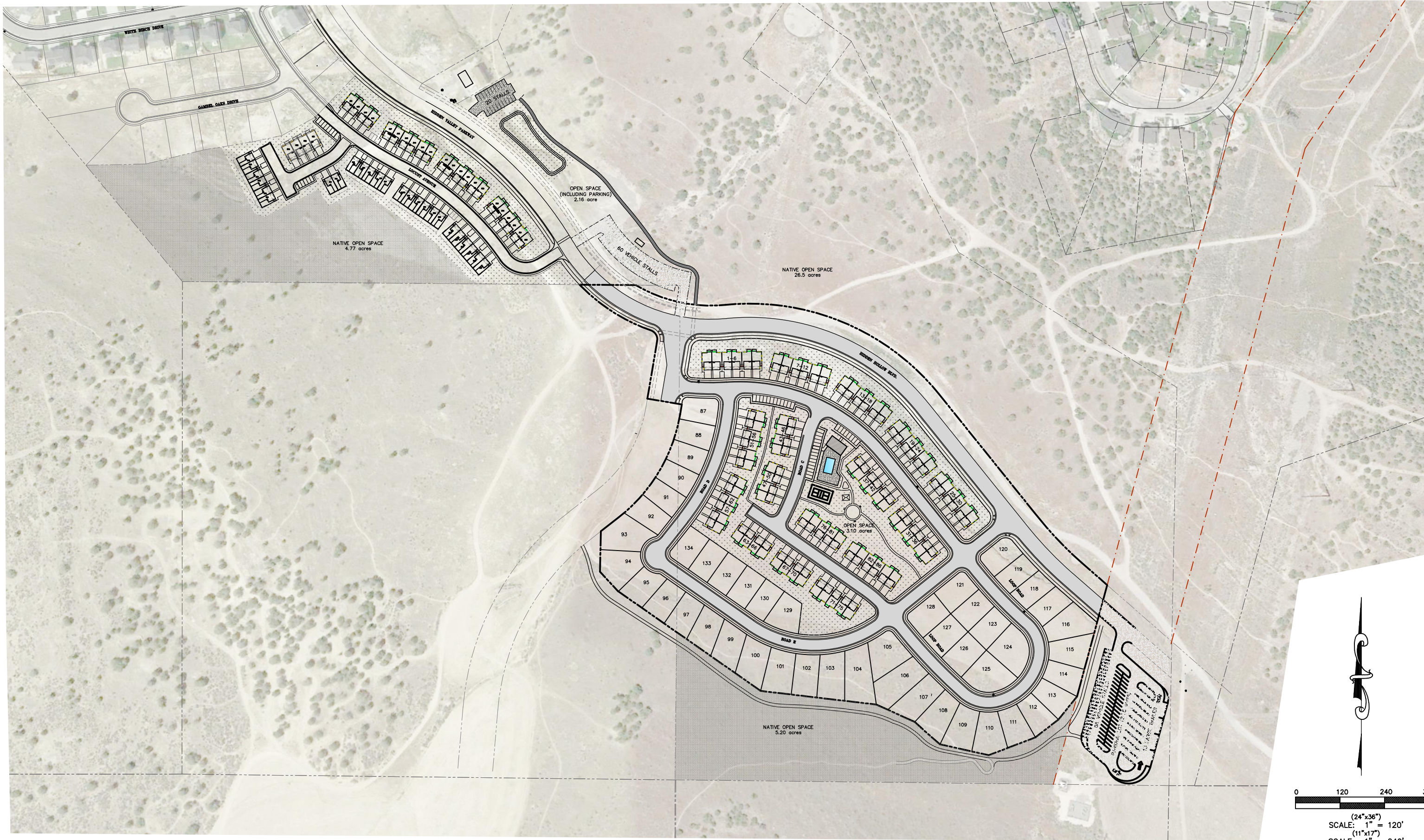
APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____
APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(See Seal Below) (See Seal Below)

PRELIMINARY PLAT PHASE 'C'
HIDDEN HOLLOW
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN _____ UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

LAND USE PHASE 'C'	
PLAT ACREAGE:	24.55 acres
OPEN SPACE:	2.98 acres
SINGLE FAMILY LOTS:	48 LOTS
AVE. SINGLE FAMILY LOT:	7542 SF
TOWNHOME UNITS:	86 UNITS
TOTAL LOTS:	134 LOTS
LARGEST SINGLE FAMILY LOT:	11,064 SF
SMALLEST SINGLE FAMILY LOT:	5,993 SF
UNIT DENSITY:	5.46 UNITS PER ACRE

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



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/06/21
CGD FILE:	

J:\RYAN BYBEE\Hidden Canyon\dwg\02_UTILITY.dwg

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

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

OVERALL OPEN SPACE

JOB
HH CAD
SHEET NO.
OS



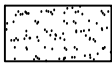
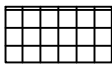
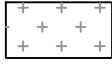
TREE LEGEND (TOTAL PLANT COUNT PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
GT'S	GLEDITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE HONEY LOCUST	86	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	6	6'-8" TALL	LOW	
AR'A	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	22	2" CAL.	LOW	

SHRUB/GRASSES LEGEND (TOTAL PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	3	1 GAL.	HIGH	
MS'Y	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	22	1 GAL.	HIGH	
R'NW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	15	2 GAL.	HIGH	
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	35	1 GAL.	LOW	

SITE MATERIALS (TOTAL PHASE C)

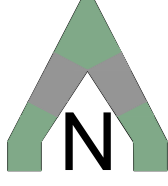
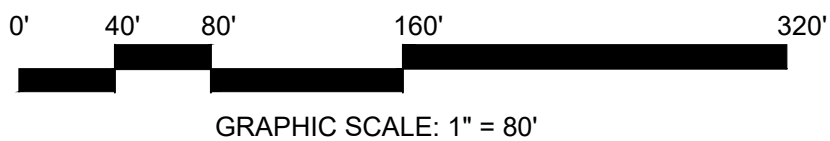
- LAWN AREA : 111,816 SQ. FT.
LAWN AREAS SHALL BE SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.
- 3/4" OQUIRRH GRAVEL
LOCATED WHERE SPECIFIED
(DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. 27,059 SQ. FT. (26 CU YD)
- UNDISTURBED NATIVE AREA : 196,718 SQ. FT.
AREA TO BE LEFT UNDISTURBED AND NATURAL, IF AREAS ARE DISTURBED DURING CONSTRUCTION, THEY WILL NEED TO BE REPLANTED WITH THE FOLLOWING RANGELAND PLANT MIX: 20% SECAR BLUEBUNCH WHEATGRASS; 20% RADIANT ALFALFA; 10% IDAHO FESCUE; 10% BOTTLEBRUSH SQUIRRETAIL; 10% TEKAPO ORCHARDGRASS; 10% BITTERBRUSH; 8% SHERMAN'S BIG BLUEGRASS; 5% GREEN NEEDLEGRASS; 2% PRAIRIE JUNEGRASS; 2% ARROWLEAF BALSAMROOT; 2% SICKLE KEELLED LUPINE; 1% WESTERN YARROW (CONTACT SUNMARK SEEDS)
- BOULDERS
AMOUNT: 3

ISSUE DATE
05-05-2021

PROJECT NUMBER
UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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

HIDDEN HOLLOW
PHASE C PLAT 2
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
CADENCE HOMES
2801 NORTH THANKSGIVING WAY
SUITE 100 LEHI, UT 84043
801.768.0500

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

LANDSCAPE ARCHITECT / PLANNER

Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP


PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 5/5/2021

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.1



PARKS & OPEN SPACE WORKSHEET

Phase B

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.

Provided
2.8 Acres

Required Improved Open Space		
Residential Lots / Units	Required Open Space (Square Feet) ^a	Required Open Space (Acres) ^b
63	x 1,000 = 63,000 sq ft	/ 43,560 = 1.56 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
1.56 Acres	x 100 = 156 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	3	6
Bicycle Rack (4+ bikes)	2	3	6
Trees (5) (A majority must be shade trees)	2	3	6
Shade Structure	4		
Drinking Fountain	5	1	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		
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	1	100
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Trailhead kiosk, Bikedad Rack	Varies	1	50
Other: Wayfinding Signs	Varies		
TOTAL			173

* 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.



PARKS & OPEN SPACE WORKSHEET

Phase 'C'

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
134	x 1,000 = 134,000 sq ft	/ 43,560 = 3.07 Acres

Provided
3.34 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
3.07 Acres	x 100 = 307 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	9	16
Bicycle Rack (4+ bikes)	2		
Trees (5) (A majority must be shade trees)	2	6	12
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	6	36
Parking* (5 stalls)	6	4	24
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	5	20
Playground Equipment* per \$1,000	2	50	100
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100	1	40
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Pickle Ball Lighting	Varies	10	10
Other: 4100 Linear Feet MTB Trails 2 per 100	Varies	41	82
TOTAL Native Open Space 30+ Acres			340

* 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.





HIDDEN VALLEY NORTH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

NOTES:

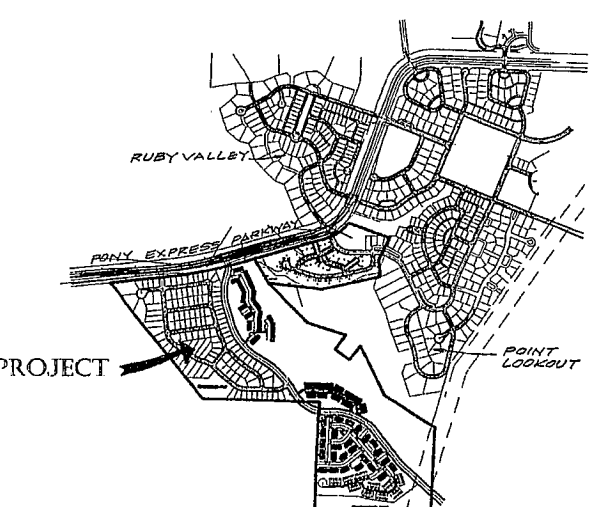
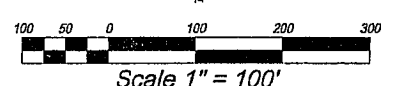
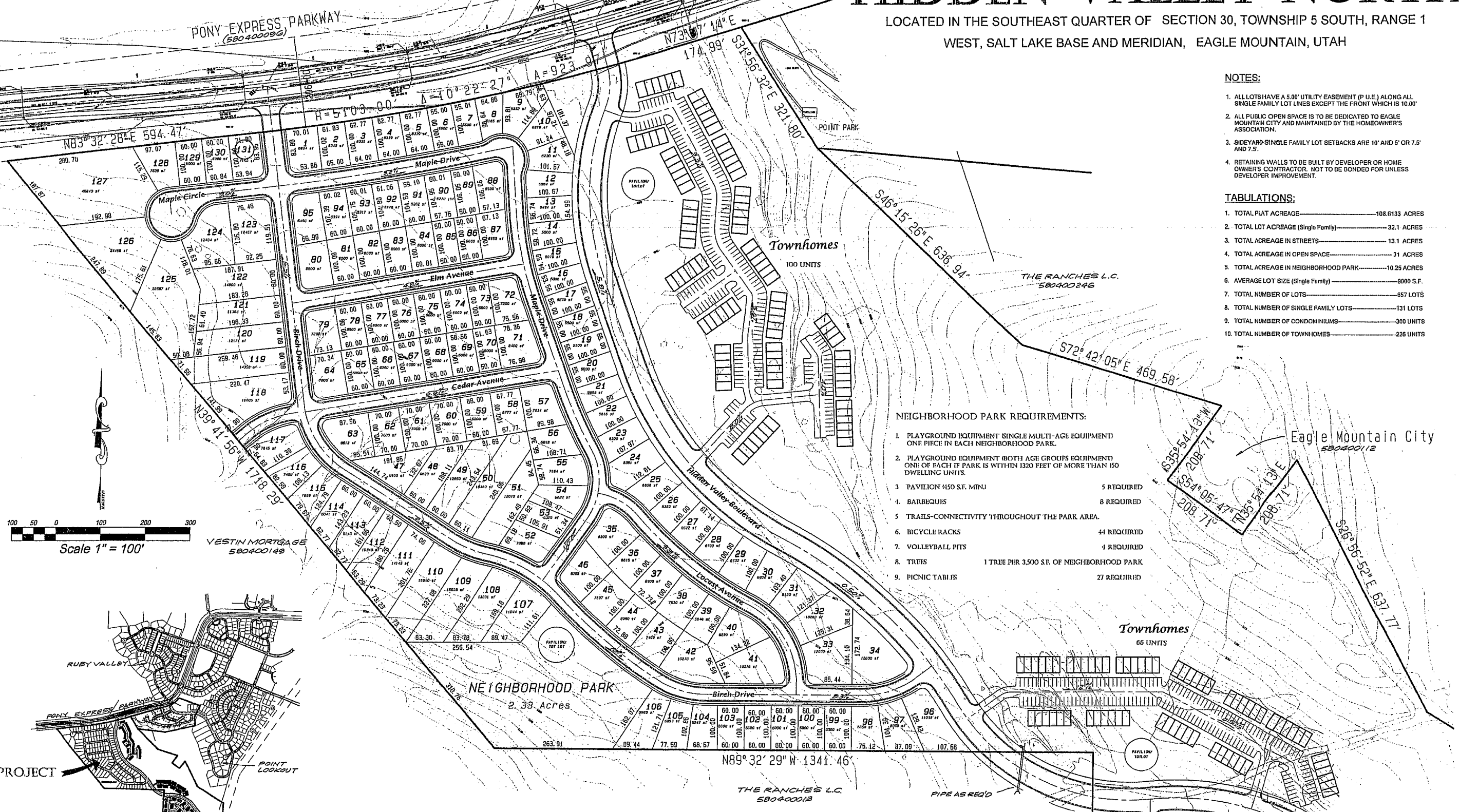
1. ALL LOTS HAVE A 5.00' UTILITY EASEMENT (P.U.E.) ALONG ALL SINGLE FAMILY LOT LINES EXCEPT THE FRONT WHICH IS 10.00'
2. ALL PUBLIC OPEN SPACE IS TO BE DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. SIDEYARD SINGLE FAMILY LOT SETBACKS ARE 10' AND 5' OR 7.5' AND 7.5'.
4. RETAINING WALLS TO BE BUILT BY DEVELOPER OR HOME OWNER'S CONTRACTOR. NOT TO BE BONDED FOR UNLESS DEVELOPER IMPROVEMENT.

TABULATIONS:

1. TOTAL PLAT ACREAGE 108.6133 ACRES
2. TOTAL LOT ACREAGE (Single Family) 32.1 ACRES
3. TOTAL ACREAGE IN STREETS 13.1 ACRES
4. TOTAL ACREAGE IN OPEN SPACE 31 ACRES
5. TOTAL ACREAGE IN NEIGHBORHOOD PARK 10.25 ACRES
6. AVERAGE LOT SIZE (Single Family) 8000 S.F.
7. TOTAL NUMBER OF LOTS 657 LOTS
8. TOTAL NUMBER OF SINGLE FAMILY LOTS 131 LOTS
9. TOTAL NUMBER OF CONDOMINIUMS 300 UNITS
10. TOTAL NUMBER OF TOWNHOMES 228 UNITS

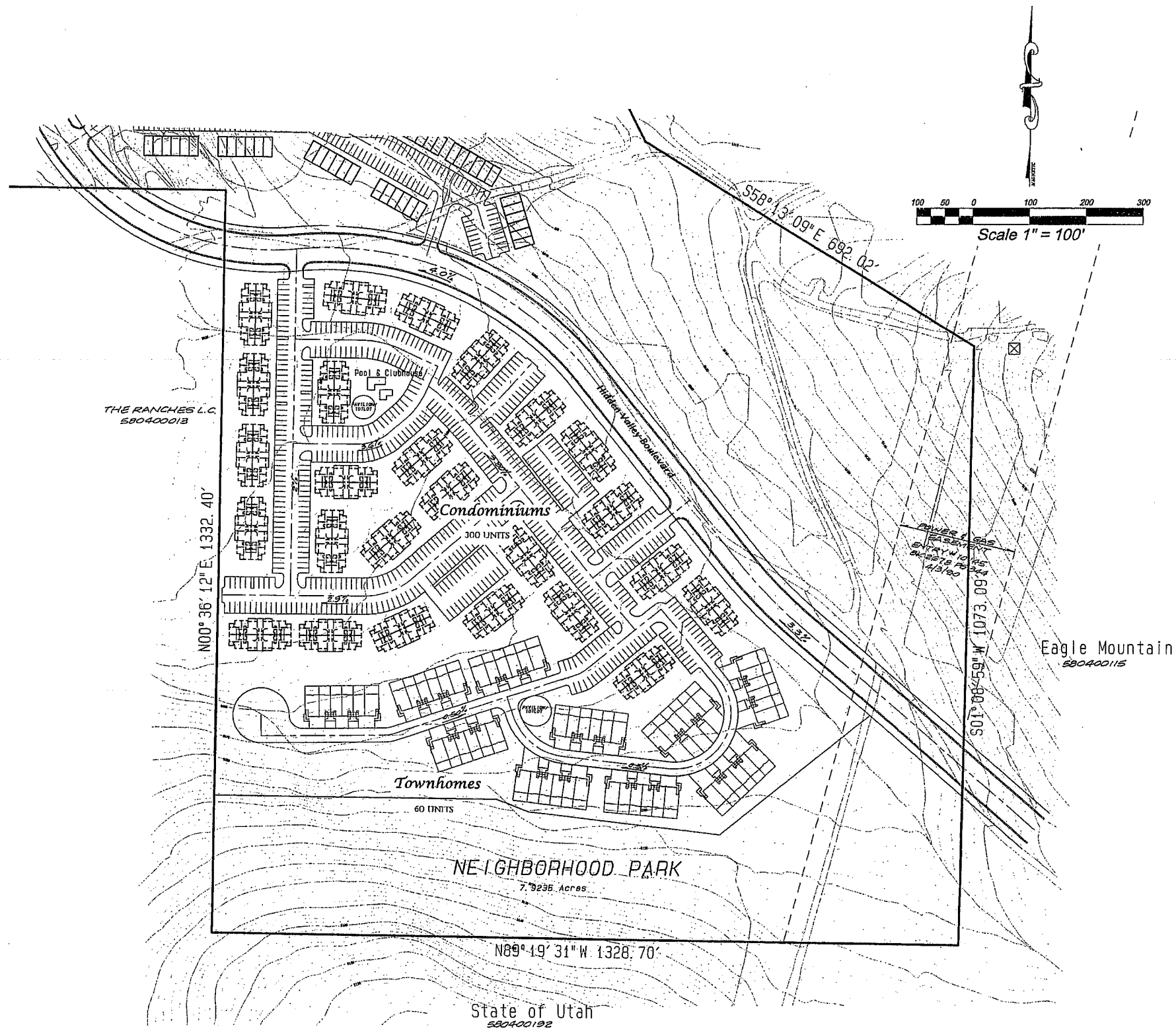
NEIGHBORHOOD PARK REQUIREMENTS:

1. PLAYGROUND EQUIPMENT (SINGLE MULTI-AGE EQUIPMENT) ONE PIECE IN EACH NEIGHBORHOOD PARK.
2. PLAYGROUND EQUIPMENT (BOTH AGE GROUPS EQUIPMENT) ONE OF EACH IF PARK IS WITHIN 1320 FEET OF MORE THAN 150 DWELLING UNITS.
3. PAVILION (150 S.F. MIN.) 5 REQUIRED
4. BARBEQUES 8 REQUIRED
5. TRAILS-CONNECTIVITY THROUGHOUT THE PARK AREA.
6. BICYCLE RACKS 44 REQUIRED
7. VOLLEYBALL PITS 4 REQUIRED
8. TREES 1 TREE PER 3,500 S.F. OF NEIGHBORHOOD PARK
9. PICNIC TABLES 27 REQUIRED



VICINITY MAP

BENCH MARK		REVISIONS			F.J. Clark & Associates		HIDDEN VALLEY NORTH	
		Rev.	Date	Description	6654 West 9680 North Highland, Utah 84003 (801) 492-1307		EAGLE MOUNTAIN, UTAH	
		1	1/9/08	ADDED 66 TOWNHOMES	Plans prepared under the direction of: <i>[Signature]</i> Date 12/13/05		PRELIMINARY PLAT	
					Drawn by: F.J.C. Designed by: F.J.C. Checked by: _____ Approved by: _____		Scale: 1"=100' Date: 12/13/05 Sheet No. 1 of 6	



BENCH MARK		REVISIONS				F.J.Clark & Associates		HIDDEN VALLEY NORTH				
	Rev.	Date	Description	App'd	6654 West 9680 North Highland, Utah 84003 (801) 492-1307		EAGLE MOUNTAIN, UTAH		Scale: 1"=100'			
							PRELIMINARY PLAT		Date: 12/13/05			
					Fred J. Clark P.E. 155153		Date		Drawn by: F.J.C.			
									Designed by: F.J.C.			
							Checked by: 		Reviewed by: 		Sheet No. 2 OF 6	



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

February 09, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 PM Work Session – Electronic Meeting via Lifesize

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

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, City Recorder; and Elizabeth Fewkes, Recording Secretary.

Commissioner Wright called the meeting to order at 5:31 p.m.

1. Adjourn to a Closed Executive Session

MOTION: *Commissioner Everett moved to adjourn the meeting to a closed executive session for the purpose of discussing reasonably imminent litigation, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:32 p.m.

2. Discussion Items

2.A. DISCUSSION – Zoning Transition Table

This item was not discussed due to time constraints and will be moved to a future meeting.

2.B. DISCUSSION – Community District Node Overlay Code Amendment

This item was not discussed due to time constraints and will be moved to a future meeting.

6:30 PM Policy Session – Electronic Meeting via Lifesize

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

3. Pledge of Allegiance

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A. January 26, 2021, Planning Commission Minutes

Commissioner Everett requested the inclusion of additional detail regarding the Planning Commission training work session discussion to be added to the minutes.

MOTION: *Commissioner Everett moved to table the January 26, 2021 minutes for staff to work with Commissioner Everett to clarify the work session Planning Commission Training discussion. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

6. Status Report

Planning Manager Pete Kane stated that during the February 2, 2021 City Council work session the Council discussed the updated Scarlet Ridge Estates application that included revisions to the preliminary plat to dedicate the requested roadway right-of-way which reduced some large lots resulting in four one-acre lots within the project. The Council directed the applicant to provide more one-acre lots as well as a greater variety of large lot sizes and considered the appropriateness of the Equine Overlay for the half-acre lots in the project due to compatible animal right concerns and allowances.

During policy session, the Brylee North application was tabled and moved to a future meeting at the request of the applicant. The City Council approved the Wildlife Corridor Overlay Zone with revisions replacing the language regarding density transfers with "the City may utilize other tools to aid in the application of the overlay zone on property, as approved on a case-by-case basis by the City Council." The proposed standards regarding recreational vehicle use in the corridor were also amended to include "No recreational vehicles, such as off-highway vehicles (OHVs), shall be allowed in the corridor during the mule deer migration season, except for corridor maintenance and private landowner use. No new off-road vehicle trails will be constructed where the corridor is at its minimum width to minimize recreational vehicles' negative impacts. Recreational vehicles are permitted to cross the corridor on established trails year-round."

7. Action and Advisory Items

7.A. Ault Farms (Master Development Plan, Rezone, General Plan Amendment)

Mr. Kane presented the item. The subject property is located on the east side of Pony Express Parkway at about 3000 North. The property is currently zoned Agriculture and identified in the General Plan Future Land Use Map for Foothill Residential, Neighborhood Residential One, Parks and Open Space, and Business Park/Light Industrial.

The applicant submitted concept plans in 2019 and 2020, the most recent application was submitted in the summer of 2020. The Planning Commission and City Council requested that the applicant focus on compliance with the General Plan and incorporate zone districts that exist within the current Municipal Code.

A master development plan (MDP) has been submitted and includes a rezone and General Plan map amendment; the latest revised plans call for a rezone to RD2 (with the Equine Overlay), FR, R1, R2, R3, RC, MF1 (single-family detached and townhome), MF2, CN, OS-I, and OS-N. The General Plan amendment to Agricultural/Rural Density Two, Foothill Residential, Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, Community Commercial, Business Park/Light Industrial, and Parks and Open Space.

The General Plan future transportation map amendment changes Pony Express Parkway from a minor arterial to a minor collector and adds a southern collector and a loop collector in the center of the development.

The Planning Commission held a public hearing on January 12, 2021, and continued the review to a public meeting on January 26, 2021. The requests were tabled on January 26, 2021, to allow the applicant to revise the plans. The requested revisions identified by the Commission included for the applicant to provide a minimum of 50 lots within the FR zone, significantly reduce the multifamily units including the MF1 single-family product, increase the units in the R1, R2, and R3 zoning designations, and meet the staff transportation recommendations.

To comply with Municipal Code and at the request of the Planning Commission, the applicant has provided a master plan division document dividing the property into multiple areas. Staff recommends potential action on the three planning areas, though the southern Business Park should not be acted upon at this time. The development of Area 1 should include the installation of the entirety of Tiffany Lane and the central park area.

The plan proposes to amend the City's Transportation Master Plan by reducing Pony Express Parkway from a 122-foot minor arterial to a 77-foot minor collector, adding a collector road along the south end of the project, and extending the loop collector road up and around the central park and back to the southern collector. Staff recommends against reducing the width of Pony Express Parkway.

Several neighborhood and local parks are proposed throughout the project including a large regional park at the center of the development. The applicant also proposes gateway landscape entries at the five main entries to the development. An outline of the potential amenities and further description of the parks is included in the staff report.

The revised rezone request proposes RD2 zoning for 17.9 acres/3.3 percent, FR zoning for 37.3 acres/6.9 percent, R1 zoning for 28.6 acres/5.3 percent, R2 zoning for 21.2 acres/3.9 percent, R3 zoning for 92.8 acres/17.2 percent, RC zoning for 74.4 acres/13.8 percent, MF1 zoning for 145.9 acres/27.1 percent, MF2 zoning for 26.3 acres/4.9 percent, Commercial Neighborhood (CN)

zoning for 12.6 acres/2.3 percent, Natural Open Space (OS-N) zoning for 28.2 acres/5.2 percent, and Improved Open Space (OS-I) zoning for 53.1 acres/9.9 percent of the development.

The new plan proposes changes in unit and lot counts within various zones including the addition of 28 units in the RD2 zone, an increase of 42 FR units from 13 to 55, a decrease of 46 R1 units from 116 to 70, a decrease of 28 R2 units from 94 to 66, an increase of 37 R3 units from 335 to 372, and a decrease of 121 MF1 single-family units from 702 to 581. The proposal retains 252 MF1 multifamily units and 380 MF2 units.

The applicant has incorporated an RD2 zone with an Equine Overlay along the western edge of the power corridor, replacing the previous proposal of MF1 single-family detached units. The RD2 zone is proposed for about 17.9 acres of land; however, about half of the land is within the corridor which is identified as Parks and Open Space on the Future Land Use Map. Staff recommends against using land designated as open space for development and advises to shift the RD2 units west.

The southern 208 acres would remain Business Park/Light Industrial. The eastern 38 acres would remain Foothill Residential. The remaining approximately 26 acres of the Business Park/Light Industrial north of the south collector would be changed to a mix of Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial.

Most of the Parks and Open Space land use designation would be retained except for a narrow section of about nine acres that is requested to be changed to Agricultural/Rural Density Two. Staff recommends against this change. The remainder of the property is currently designated as Neighborhood Residential One with a request to include Agricultural/Rural Density Two, Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, Community Commercial, and Parks and Open Space.

Staff recommends that the Planning Commission make a motion to recommend approval of the General Plan amendments to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. That the proposed Agricultural/Rural Density Two land use be shifted west outside of the electric power corridor to match the location of the requested change for the RD2, so that the land currently designated Parks and Open Space is not amended; and
2. Approval of the addition of the southern collector and loop collector roads as collector roads in the Future Transportation Plan.

Staff recommends the Planning Commission make a motion to recommend approval of the rezoning to the City Council, for the reasons set forth in the staff report and in the meeting, with the condition that the proposed RD2 and Equine Overlay zone be shifted west outside of the electric power corridor.

Staff recommends that the Planning Commission make a motion to recommend approval of the master development plan for Master Plan Area 1 to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. That any conditions approved for rezoning and the General Plan amendment be revised within the plan;
2. That the plan area includes the entire length of Tiffany Lane and the central park; and
3. That a concept plan for the complete 750 acres be incorporated into the master development plan.

Staff recommends that the Planning Commission make a motion to recommend approval of the master development plan for Master Plan Area 2 to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. That any conditions approved for rezoning and the General Plan amendment be revised within the plan; and
2. That a concept plan for the complete 750 acres be incorporated into the master development plan.

Staff recommends that the Planning Commission make a motion to recommend approval of the master development plan for Master Plan Area 3 to the City Council, for the reasons set forth in the staff report and in the meeting, with the following condition:

1. That any conditions approved for rezoning and the General Plan amendment be revised within the plan; and
2. That a concept plan for the complete 750 acres be incorporated into the master development plan.

Staff recommends that the Planning Commission moves to recommend approval to the City Council that the lower 208 acres of land labeled as Business Park/Light Industrial be applied for in a separate application in the future and no further action taken by the City.

Applicant representative Pete Evans agreed to work with engineering staff regarding the road widths in conjunction with the Master Transportation Plan update and traffic studies. He stated the acreage of the MF2 remained the same and had been shifted to accommodate the extension of the loop collector. He said that all the area they are proposing for RD2 is on private property located within the Kerns River Gas Transmission Co easement and not the Rocky Mountain Power powerline corridor easement. The intent is to locate the RD2 half-acre lots adjacent to the HOA-owned land within the easement. The land would have an equestrian facility and be improved for equestrian uses rather than left as natural open space with space on the east for the trail corridor. They desire to make the area more attractive to buyers as they feel the location of the powerline corridor detracts from the land value. The HOA manager for this project has a similar equestrian usage in a powerline corridor for one of their Park City properties.

Commissioner Pengra expressed appreciation to the applicant for their changes to the project and concerns regarding the proposal in relation to the General Plan.

Commissioner Everett thanked the applicant for adjusting the project in response to feedback. He expressed concern that the MF1 single-family product was inappropriate for the zone and the reduction of frontage and setback requirements from an RC product. He expressed his support of the staff recommendation to include the installation of the central park and Tiffany Lane with the development of Area 1. He expressed concern that phasing the development of the larger lot

areas along the west to be completed last, in 2028 and 2029, could result in the applicant requesting amendments for higher density products in the future and requested for those areas to be moved to a sooner phase in the project.

Mr. Evans said the RC product in Eagle Mountain Municipal Code is what they consider to be a medium-lot product. City standards exclude the type of small-lot product they desire to offer to provide a detached product that adheres to the transition requirements along transportation corridors and other uses. He said a 58-foot frontage home design is incompatible with a 4,500 square foot lot. The MF1 15-foot setback requirement is a 50 percent larger setback than incorporated in their SilverLake development. He expressed hesitation with the recommendation to improve the central park in conjunction with the development of Area 1 and suggested dedicating the entirety of the park to the City as open space and improving it proportionally. The bonding requirements for parks reduce the risk to the City. He understood one of the reasons the City limited the size and timeframe for MDPs was in order to be able to revisit the plans in the future to make adjustments in accordance with City needs and conditions at that time. Large developments have high, front-loaded costs due to infrastructure installation and earlier expiration dates increase risks of the vested rights expiring after infrastructure improvement before all the homes in the development can be built. They have agreements with the development to the east of their development which could result in additional development access. The phasing map is likely to change in order to offer more product types to increase sales.

Commissioner Bergener noted that although the applicant increased in the FR product, the Planning Commission had also requested an increase in the R1, R2, and R3 products in the previous meeting. He said he was deliberating to determine if he felt the new plan filled the changes requested by the Commission.

Commissioner Wright expressed appreciation for the applicant's efforts; however, he still has concerns with the project regarding compliance with the General Plan which indicates R1, R2, and R3 products for this area of the City. Although, he is willing to allow some flexibility within the land use designations, the new proposal requests for the majority of the project to be uses outside of the General Plan. He believes it is inappropriate for the Planning Commission to ignore the recommendations of the General Plan especially in consideration of the thought, time, and effort implemented and resident input involvement in the recent update to the plan.

Mr. Evans explained that the larger lots are included in the final phases of the project due to the existing utilities being located on the west side of the project and that they would have been developed first if the existing utilizes were located to the east of the project.

Commissioner Pengra requested clarification regarding the utility accessibility concerns due to the location of the powerline corridor near the east side of the project and the waterline running north to south on Pony Express Parkway. He expressed concern that vested densities might not be achieved in the earlier phases of the project and then later used to attempt to reduce the density for the large lots to the east. He inquired why the MF1 unit reduction was limited to the single-family attached project but not the MF1 multifamily product as his desire with the reduction was to reduce the overall density in the project.

Mr. Evans clarified that the sewer and water accesses are located at the northwest corner of the property and noted the road installation requirements to access for the east portion of the project. He stated that he has concerns regarding losing vested rights for the project if they are unable to finish the project within the required timeframe. If the projects to the east install utilities, they will be able to develop those areas sooner to offer additional product types as there is a market for all the units contemplated in the project. He had misunderstood and believed the Commission desired a reduction in the MF1 single-family product as the greatest concern especially along the powerline corridor. He felt they made significant changes to the project and thought the plan would be better received.

Commissioner Wright reiterated that the direction of the Commission in the previous meeting included increasing the units in the R1, R2, and R3 zoning designation. In the updated proposal, the R1 product was reduced by 46 units, the R2 was reduced by 28 units; the R3 product increased by 37.

MOTION: *Commissioner Wright moved to recommend denial of the to the City Council of the Ault Farms General Plan amendment. Commissioner Pengra seconded the motion.*

Commissioner Wright stated that his expectation for this area of the City has not changed. The applicant has consistently requested higher density for the project than he is willing to give due to the General Plan Neighborhood Residential One land use designation. He is uncomfortable making a recommendation of approval on a project as far out of compliance with the General Plan as this proposal.

Discussion ensued regarding General Plan compliance calculations regarding product type and average lots per acre, the minimal overall density reduction from the previous proposal, and transitioning requirements.

Commissioner Pengra stated his concerns center on overall density rather than specific product type and a vast departure from the overall intent of the General Plan.

Commissioner Wright clarified that he is willing to entertain some variance in product type from the Neighborhood Residential One uses but not to the extent requested.

Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.

MOTION: *Commissioner Wright moved to recommend denial to the City Council of the Ault Farms rezone request due to lack of compliance with the General Plan. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wright moved to recommend denial to the City Council of the Ault Farms Master Development Plan for Area 1, Area 2, and Area 3 due to lack of compliance with the General Plan land use designations. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wright moved to recommend to the City Council that the lower 208 acres of land labeled as Business Park/Light Industrial be applied for in a separate application in the future and no further action taken by the City. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

7.B. Hidden Hollow Phase C (Consideration of Density Vesting)

Assistant City Administrator/Community Development Director Steve Mumford presented the item. The Planning Commission tabled the application on January 12, 2021, with direction to the applicant to work with staff to bring the application into compliance with Municipal Code. The applicant is now requesting that the Planning Commission consider their density vesting claim and make a recommendation of approval to the City Council of their proposed density of 134 lots/units. Approval of a portion of the 134 units is contingent upon the City agreeing to sell the 1.5-acre City parcel to the applicant at fair market value. Rather than building the preliminary platted 360 units, the applicant proposes to reduce the density by approximately 60 percent and proposes 48 single-family lots and 86 townhomes for a total of 134 lots/units.

The timeline for the history of events that impacted the product is as follows:

- 1998: Ranches Master Development Plan and Agreement Approved (Zoning and Density)
- 2006: Hidden Valley North Plat A approved
- 2007: School Board condemned a portion of the property for Hidden Hollow Elementary School
- 2014: Hidden Hollow Phase A approved
- 2017: Hidden Hollow Phase B submitted
- 2018: Ranches MDA expired
- 2018: Hidden Hollow Phase B preliminary plat and site plan approved
- 2019: Blasting permit approved
- 2020: Hidden Hollow Phase B amended site plan approved
- 2020: Hidden Hollow Phase C applications submitted and in review

Because this review is of the density vesting claim only, items for consideration related to the design and layout of the preliminary plat and site plan will be included when those plans are being considered. The applicant will revise the plans to comply with Municipal Code and return for approval of the preliminary plat and site plan.

If Planning Commission chooses to recommend approval of this application, staff recommends for the Eagle Mountain Planning Commission to recommend approval of the Hidden Hollow Phase C density vesting to the City Council with the following conditions:

1. A portion of the density is contingent upon the sale/purchase of the 1.5 acres of City property at fair market value. The City may use revenue from the same to benefit the area, some options include additional park/trailhead improvements, safety improvements for school children, trail improvements, etc.;
2. The Phase C site plan and preliminary plat must be redesigned to comply with Municipal Code, including, but not limited to, garage sizes, architectural standards, and parking. These plans shall be reviewed by the Planning Commission and City Council through the standard approval process; and
3. No blasting shall be permitted within this Phase C development.

If the Commission feels there is sufficient evidence to recommend denial of the proposed density vesting, then a motion to recommend denial of the Hidden Hollow Phase C Density Vesting is appropriate.

Applicant representative Ryan Bybee clarified that their vesting claim is on 360 units; however, the current design has 134 units. He explained the history of the changes to the project including density reductions and redesigns and the associated costs to adhere to changes to Municipal Code. Although he believes that a front-loaded product is better for the residents, he wants to move forward with the project; however, he desires to ensure the density is approved before investing additional funds to redesign the product to meet current standards.

Commissioner Pengra stated that after reviewing the materials, he does not believe the applicant has vested density rights. He believes it is in the City's favor to deny the density vesting. However, working with the applicant to avoid litigation might be the most favorable course of action for both parties.

Commissioner Everett concurred with Commissioner Pengra's assessment regarding vested rights and working with the applicant to avoid litigation. Municipal Code evaluation should not be based on personal opinion in regard to rear-loaded products or other standards. He believes the density request by the applicant is reasonable and appreciates the willingness of the applicant to redesign the product to meet the current standards. He expressed his willingness to move the item forward to the City Council.

Commissioner Bergener stated that as the applicant has been amenable to working with the City, he desires to reciprocate and to work with the applicant to move the project forward.

Mr. Bybee explained they invested \$75,000 for the architecture design for the five building types for Phase B with the belief that the same product would be allowed for Phase C. Although he disagrees with some of the design standards and feels a rear-load product is inferior and less aesthetically appealing, especially on the rear elevations, and causes vehicle conflicts and safety issues for residents, he is willing to comply with the rear-loaded product requirement.

Commissioner Wright said that although the Commission is not the land use authority or legislative body, he desires to send their best recommendation to the City Council. He is unsure if the applicant has vested rights but desires to balance the interests of the City with dealing fairly with the applicant. Although he would prefer this area of the City to be developed as Foothill Residential, he is unsure if that is a realistic expectation and other townhomes have been approved for this area. A potential outcome of a lengthy legal battle could result in the applicant being vested for 360 units. He advocated for open, honest, and upfront communication and fair interactions between the Commission and applicants. He stated he would be willing to support a recommendation of denial if desired by the other Commissioners, but expressed his preference for a recommendation of approval to the City Council due to the applicant stating on the record his willingness to abide by current Municipal Code design standards.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the Hidden Hollow Phase C consideration of density vesting with the following conditions:*

- 1. A portion of the density is contingent upon the sale/purchase of the 1.5 acres of City property at fair market value. The City may use the revenue to benefit the area through additional park/trailhead improvements, safety improvements for school children, and trail improvements;*
- 2. The Phase C site plan and preliminary plat must be redesigned to comply with all current Municipal Codes standards, including, but not limited to, garage sizes, architectural standards, and parking. These plans shall be reviewed by the Planning Commission and City Council through the standard approval process; and*
- 3. No blasting shall be permitted within this Phase C development.*

Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Brett Wright. Those voting nay: Christopher Pengra. The motion carried with a vote of 3:1.

Commissioner Pengra clarified his dissenting vote was due to his belief that the applicant does not have vested density rights. Although he is willing to work with the applicant, he feels the product type and density are inappropriate for this area of the City in consideration of the General Plan, traffic and safety concerns due to the project's proximity to Hidden Hollow Elementary School, and emergency response and evacuation transportation route limitations in the area.

Commissioner Wright requested for staff to include Commissioner's Pengra's comments in their presentation to the City Council.

7.C. PUBLIC HEARING – MF3 Residential District (Development Code Amendment)

Mr. Kane presented the item. The applicant is seeking to add an additional multifamily zoning district, MF3, to the Eagle Mountain Municipal Code. The proposal creates the new zoning district and amends the land use and development standards tables within EMMC 17.25

Residential Zones. The applicant has also requested amending EMMC 16.30.090 Connectivity Standards.

Municipal Code currently has two established multifamily zoning districts. The MF1 zone is single-family homes, twin homes, duplexes, triplexes, and townhomes with no more than six units per building, with common/shared open space between buildings, and a homeowners' association that maintains the open space. The maximum density is 10 dwelling units per acre. The MF2 zone is townhomes, condominiums, and apartments with no more than 12 units per building. Developments in this zone should be within immediate walking distance of a park, retail/office development, transit facilities, or adjacent to major roadways or intersections. The maximum density is 20 dwelling units per acre.

The proposed standards establish the zone as one of the relevant zones for the Neighborhood Residential Three land use designation, amends the EMMC 17.25.030 Land Use Table by adding a column for the MF3 zone and setting the permitted and special uses within that district, and sets the allowed dwelling (multifamily) use as permitted up to 24 units per building. Staff recommends that Assisted Living Facility and Residential Facility for Persons with a Disability (Up to Four Unrelated Adults) line items also be allowed as special uses for the MF3 zone, to allow similar uses as other multifamily zones.

The proposed amendments to EMMC 17.25.040 establish the development standards that would apply to the MF3 district. Staff recommends allowing accessory structure rear and side setbacks to be increased to 15 feet and accessory structure distance from a residential dwelling to be increased to 15 feet due to the request that accessory structures be permitted a maximum height of 35 feet.

The applicant submitted a Municipal Code amendment for EMMC 16.30.090 Connectivity Standards. The applicant requested the three tables within this section add an additional row for MF3 with the requirement statement that permits an evaluation of the necessary connectivity requirement on a case-by-case basis. Staff does not recommend approval of this amendment and instead recommends that MF3 be added next to instances of MF1 and MF2 within all three tables so that the requirements are clear and specific while following the current requirements for the other two multifamily districts.

EMMC 17.60.160 Zoning transitions should also be amended in order to identify compatible zone adjacencies for the MF3 zone. An MF3 row should be added to Table 17.60.160(1) with MF1, MF2, CC, CR, MEC, OP, CS, OS-I, OS-N in the Compatible Buffer column and NR3, CR, TCM in the General Plan Category Compatibility column. Table 17.60.160(2) should be amended to add Multi-Family 3 to the Zone Legend column and MF3 should be added to the adjacent column.

Applicant representative Lew Swain stated that their assessment of the property along Wride Memorial Highway determined three-story residential units are justified for the area and presented renderings of the product type. They desire to provide a product with ten-foot ceilings which they believe increases the desirability and appeal. He stated that the current height standards are insufficient to accommodate a building with ten-foot ceilings and pitched roofs.

The proposed MF3 zone consolidates two 12-unit buildings for greater efficiencies. He expressed concern regarding the connectivity standard requirements in EMMC 16.30.090 in relation to a multifamily development; however, he is willing to trust staff and work together to devise a compliant plan that meets both their and the City's needs.

Discussion ensued regarding developments in other cities with products similar to the product desired for this development.

Commissioner Wright opened the public hearing at 8:41 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Mr. Kane clarified that the Planning Commission is obligated to hold a public hearing to consider requests; however, the City is not obligated to approve all requests not specifically excluded in or in conflict with the General Plan. Requests can be evaluated with the intent of the plan and the vision for the City.

Commissioner Pengra expressed concern with accommodating a higher-density product due to the desired identity of the City. However, if the product type were approved, placement along major roadways would be an appropriate location for an MF3 zone.

Commissioner Everett concurred with Commissioner Pengra's concerns regarding approving a higher-density product in relation to the General Plan and the vision for the City. During the update to the General Plan, higher-density multifamily zoning was considered and determined inappropriate for the City at this time; however, he is willing to consider allowing increased height allowances for 12-unit buildings in the MF2 zone standards. He said he concurs with the staff recommendation regarding the connectivity standards.

Commissioner Bergener said that although the proposed buildings are attractive, he is not in favor of allowing the increased unit count in consideration of the General Plan and does not feel it is currently appropriate for the City.

Commissioner Wright stated that a denser product had been considered during the recent update of the General Plan but determined not to be in line with the desires for the City at this time.

MOTION: *Commissioner Everett moved to recommend denial to the City Council of the MF3 Residential District development code amendment as it is not compatible with the General Plan as currently written. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

Mr. Swain inquired regarding the possibility and process of requesting a height limit increase for the MF2 zone as he believes the design standards limit the ability to build user-friendly structures.

Discussion ensued regarding the mechanism and desirability of increasing the MF2 zone height limit to allow for three-story buildings with 10-foot ceilings.

Commissioner Wright directed Mr. Swain to discuss options to request height limit increases with staff.

7.D. PUBLIC HEARING – Eagle Commons (Rezone)

Mr. Kane presented the item. The subject property of 27.4 acres is located to the northeast of the intersection of Wride Memorial Highway and Spring Run Parkway. The property was first annexed into the City in 2005 and zoned Agriculture. A portion of the property was later rezoned to Commercial on November 18, 2008. Due to the Utah Department of Transportation (UDOT) land acquisition, the remaining portion of the parcel that was zoned Commercial is about 5.4 acres along the southern portion of the subject parcel; with the remainder as Agriculture. About 9.8 acres of land was acquired by UDOT from the original parcel, leaving the remaining 27.4 acres.

The property is currently zoned, under previous Municipal Code standards, Commercial on 5.4 acres and Agriculture on 22 acres. The rezone requests zoning to 5.25 acres CC, 5.69 acres MF1, 9.96 acres MF3, and 6.51 acres OS-N. The property is designated as Community Commercial in the General Plan. Per EMMC 17.60.160, the MF1 and CC zones, as requested, are compatible zones for this land use designation. Depending on the action taken on the proposed MF3 zone, the MF3 zone may also be determined to be compatible with this land use designation.

Mr. Swain suggested for the Planning Commission to table the item due to the recommendation of denial to the City Council regarding the MF3 zone. He stated the commercial viability of the property was reduced due to the UDOT land acquisition. The average grade of the remaining parcel is 4 to 11 percent and a grade of 4 percent or lower is necessary for retailers that use shopping carts. He requested a work session with staff and the Commissioners to discuss the commercial options for the property and to determine the appropriate acreage for commercial uses. He advocated for the appropriateness of multifamily residential uses on the property. He recognized that the location is important for the City's future. He entreated for the City to take into consideration when making decisions for the property that they allowed the entire right-of-way for Wride Memorial Highway to be taken from their property. Had they refused, half of the right-of-way would have been taken from The Ranches Golf Course. He said they desired to work in a partnership with the City to provide a development that is a benefit to the community.

Commissioner Wright opened the public hearing at 9:14 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Pengra noted and thanked the applicant for being the first landowner to accommodate the right-of-way for the Wride Memorial Highway acquisition. He felt it was appropriate to table the item and to work with the applicant as requested. He believes that multifamily would be appropriate for this area and he would be willing to entertain a potential MF2 development.

Commissioner Everett expressed appreciation for the perspective provided by the applicant regarding the slope of the land to assist with the Commission's evaluation. He noted that as this is the primary entrance into the City, the area is jealously guarded for commercial use. However, Municipal Code allows for multifamily products adjacent to commercial uses and transportation corridors. He stated his willingness to collaborate with the applicant to determine appropriate uses and that the City can benefit from the applicant's experience with retail development.

Commissioner Bergener concurred with the recommendation to table the item. He advocated for following the staff recommendations regarding appropriate buffering while allowing the applicant to achieve his goals.

Mr. Kane stated that the applicant could return to a future work session for further discussion without being required to submit a formal concept plan.

MOTION: *Commissioner Pengra moved to table the Eagle Commons rezone. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

8. Discussion Items

Commissioner Pengra suggested meeting with the City Council to discuss their desired density for the City in relation to the General Plan to verify the Commission evaluations and recommendation are in harmony with the vision for the City.

Discussion ensued regarding periodically meeting with the City Council, and potentially developers, builders, and architects, to discuss topics such as the General Plan, development density, architectural standards, multifamily buildings, and other development standards and the future growth of the City.

Commissioner Everett noted the importance of the role of the Planning Commission to act as citizen planners to evaluate projects in accordance with Municipal Code requirements regardless of personal preferences even when the decision might be difficult or unpopular. He agreed with periodically meeting with the City Council to collaborate and discuss the vision of the land use authority for the City while continuing to evaluate developments according to City standards and requirements as an autonomous body when making recommendations to the Council.

At the request of Commissioner Wright, Mr. Kane presented future growth statistics for improved subdivisions and approved preliminary plats provided at the January 14, 2021 Eagle Mountain Chamber of Commerce meeting.

Commissioner Wright requested staff to provide additional data for the benefit of the Commission, City Council, and residents regarding approved MDPs in the City and expressed his appreciation to staff for their efforts and contributions to the City.

Mr. Mumford stated existing City growth statistics are available for presentation at a future meeting; however, future City growth lot size vesting and distribution data for approved MDPs would require additional time to compile.

9. Next scheduled meeting

The next Planning Commission meeting is February 23, 2021.

10. Adjournment

MOTION: *Commissioner Pengra moved to adjourn the meeting at 9:42 p.m. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:42 p.m.

Approved by the Planning Commission on February 23, 2021.


Steve Mumford (Feb 24, 2021 14:16 MST)

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

January 12, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. Planning Commission Work Session – Electronic Meeting via Lifesize

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

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; and Elizabeth Fewkes, Recording Secretary.

Commissioner Wright called the meeting to order at 5:30 p.m.

Commissioner Wright recognized and welcomed Jeremy Bergener to the Commission and excused him from the meeting due to significant unexpected circumstances. He welcomed back former City employee Tayler Jensen to the Planning Department.

1. Discussion Items

1.A. DISCUSSION – Planning Commission Guidelines

Planning Manager Pete Kane inquired if the item should be tabled until Commissioner Bergener was present.

The Planning Commission determined to postpone the item until Commissioner Bergener could be present.

Commissioner Wright adjourned the work session at 5:35 p.m.

6:30 P.M. Policy Session – Electronic Meeting via Lifesize

Commissioner Wright called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

For purposes of transparency, even though it did not pose a conflict of interest, Commissioner Wells stated that the applicant for item 6.B. has also developed in the City where she works.

4. Approval of Meeting Minutes

4.A. November 24, 2020, Planning Commission Minutes

MOTION: *Commissioner Wells moved to approve the November 24, 2020 minutes as amended. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

4.B. December 8, 2020, Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve the December 8, 2020 minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

5. Status Report

Mr. Kane stated that during work session of the January 05, 2021 meeting, the City Council discussed the lot size transitioning table removal, the Historic Preservation Overlay Zone, the Ridgeline Protection Overlay Zone, and the Woodward Property Rezone. The items will all move forward to a future policy session. Discussions with the County determined that the division of Woodward property would not result in increased taxes. The Brylee Farms preliminary plat amenity amendment was approved 3 to 1 with one absentee with the Planning Commission recommended condition regarding the sidewalk/crosswalk. The Scenic Mountain master site plan was reviewed and continued until the elevations and design corrections and modifications desired by the Councilmembers were addressed and the conditional use permit decision was reversed and approved for the use.

6. Action and Advisory Items

6.A. Election of a Chair and Vice Chair for the Planning Commission

Commissioner Everett recommended Commissioner Wright for the position of Chair. He has served with Commissioner Wright for several years and appreciates Commissioner Wright's service as Vice Chair last year and the depth of thought Commissioner Wright implements in evaluating items.

MOTION: *Commissioner Everett moved to appoint Brett Wright as the Planning Commission Chairman for 2021. Christopher Pengra seconded the motion. Those voting aye: Matthew Everett, Christopher Pengra, and Erin Wells. Brett Wright abstained. The motion passed with a unanimous vote.*

MOTION: *Commissioner Pengra moved to appoint Matthew Everett as the Planning Commission Vice Chairman for 2021. Commissioner Wells seconded the*

motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

Commissioner Wright recognized Commissioner Everett's previous service and the tutelage Commissioner Everett has provided to him during their service together.

6.B. PUBLIC HEARING – Hidden Hollow Phase C (Preliminary Plat & Site Plan)

Assistant City Administrator/Community Development Director Steve Mumford presented the item. The property was zoned Village Core as part of the Ranches Master Development Plan and Agreement (MDA) along with other parcels. Of the 112 acres, 20 acres were designated commercial and 1,002 acres were designated as residential with a density of 8.9 dwelling units per acre. The Village Core zone allowed for multifamily uses but did not provide for a specific density associated with those uses because the density was established through The Ranches MDA. The Hidden Valley North preliminary plat was approved in 2006; however, the plan did not develop as approved due to Alpine School District purchasing land through eminent domain for Hidden Hollow Elementary. The new proposal includes 86 townhomes and 48 single-family units for a total of 134 lots with a unit density of 5.6 dwelling units per acre, representing a density reduction of over 60 percent.

The City owns property to the west obtained through a special improvement district tax default. The applicant has redirected a future 94-foot wide collector road to avoid steep terrain. The applicant has requested to purchase a 1.5-acre City-owned property at the appraised value to add to the Phase C plat.

The Future Land Use and Transportation maps were updated in 2018, following the Hidden Hollow Phase B approval. A portion of the property is now designated as Foothill Residential with a minimum lot size of one-quarter acre and an average lot size of one-half acre. The proposed preliminary plat and site plan for the project are based upon the applicant's reliance on the project history with the Commission and Council, the approved preliminary plat from 2006, and the consideration of the project as an extension of Phase B. Access requires improving a portion of Hidden Valley Parkway with this project, and the developer has agreed to grade the remainder of the right-of-way for future expansion, ensuring drainage flow is directed to the existing drainage channel that leads to the detention area, which reduces the future cost to the City of grading for the expansion.

The project requires 3.16 acres of improved open space and 316 amenity points. Amenities in Phase B of the project included two trailhead parking lots, a restroom, trail kiosk, bike rack, bike repair station, drinking fountain, tables and shade structure, trees, and wayfinding signs. Phase C amenities include a lighted pickleball court, playground, pavilion, trees, benches, trails, and 82 points for 4,100 linear feet of mountain bike trails, awarded two points per 100 linear feet, and approximately 37 acres of hillside natural open space. A condition of approval has been included that requires an agreement between the property owner and the City, allowing access to the trail systems and open space and agreeing to preserve the trail system, and/or replace removed trails, and dedicate ridgelines and hillside open spaces to the City in the future.

Municipal Code requires a clubhouse of a minimum of 1,500 square feet and a swimming pool of a minimum of 1,000 square feet to accommodate at least four-square feet per residential unit being served. The proposal offers a larger pool with additional amenities in lieu of a smaller pool and clubhouse. The alternate proposal includes a 1,260 square-foot pool with a kid area, a hot tub, a trellis with tables, a building that includes changing rooms/bathrooms, and two drinking fountains at a cost increase of \$12,200 over the minimal-sized pool and clubhouse. The applicant has provided 27 parking stalls and will need to provide an additional two off-street parking stalls. The parking in front of the pool contains 15 stalls without a landscaped island, which is required for every 12 stalls.

The townhomes were reviewed using the MF1 zone development standards. The applicant designed townhomes units in 2018 for the Phase B project and desires to construct the same units in Phase C as were approved in Phase B. The applicant requests an exemption from the 22-foot by 22-foot garage requirement in order to construct the same units. The applicant believes that he would face unreasonable financial costs if the updated requirements were enforced. The RC zone development standards require 58-foot frontages and 20 feet on cul-de-sacs or circles. The loop lots may be determined to be on a circle. The applicant considers Phase B and Phase C both to be a part of the same project/neighborhood. The elevation standards for multi-family design standards should be discussed for these buildings in relation to garage location, roofs, building articulation, architectural detailing, building materials, building colors, garage doors, lighting, mailbox structures, mechanical equipment, storage, loading areas, and trash enclosures. The applicant will be installing the same fence that will be installed in Phase B, which is The Ranches style cedar wood fencing.

Staff recommends the following conditions if the Planning Commission should determine to approve this application:

1. The approval is contingent upon the purchase of the 1.5 acres of City property at the appraised fair-market value;
2. An agreement must be approved and signed that allows access to the mountain bike trails and open space in the Hidden Valley area, and the applicant agrees to preserve and/or replace the trails and deed the hillside and ridgeline open space to the City in the future;
3. The developer shall grade and prepare the entire Hidden Valley Parkway right-of-way for future expansion, including providing a method to direct the stormwater to the existing retention basin;
4. At least two additional parking stalls shall be added, and stalls shall be redistributed to be more evenly spaced in the townhome area;
5. A cut-off ditch shall be built along the new mountain bike trail above the lots, directing stormwater to the existing drainage channel. Details shall be approved by the City Engineer;
6. Retaining walls shall be stepped to not exceed 5 feet high and include at least 5 horizontal feet between walls;
7. Townhome buildings shall be modified to comply with the multi-family design standards (condition to be amended at the meeting following a review of the colored renderings to be submitted);
8. The cluster mailboxes shall be located adjacent to the park and a structure shall be built that reflects the design of the buildings; and

9. The approximately 37 acres of open space near the project shall be dedicated to the City with the first final plat for this project.

If the Planning Commission feels there are sufficient findings of facts to recommend denial of the proposed site plan, then the following motion is appropriate: I move that the Planning Commission recommend denial of the Hidden Hollow Phase C preliminary plat and site plan based on the following findings of facts. If the Planning Commission feels that the applicant needs to make changes to the plan in order to comply with Municipal Code requirements, and the necessary changes are more extensive than can be placed in conditions, then the Commission may table the application to a future meeting with specific directions given to the applicant.

The appraisal of the City-owned property was completed on September 1, 2020. The cap for amenities points awarded for trails is no more than 33 percent of the point total. Most of the trails do not require improvement. One trail needs to be relocated.

Mr. Mumford said he believes The Ranches master development agreement (MDA) expired in 2017 and this property was not included as part of another MDA.

It was later determined that The Ranches MDA expired on March 10, 2018.

The property was going to be included in adjacent MDAs; however, the applicant chose to remove the property to retain the approval of the preliminary plat. He clarified that currently properties under 50 acres are not required to have an MDA, previous standards were for properties less than 160. Such properties require a rezone from the base agriculture zoning prior to allowing development. The City Council may require an MDA for any property should an MDA be deemed necessary through findings of facts. He clarified the zoning had been proposed as Village Core as a part of The Ranches MDA which allowed for multifamily uses, but the expiration of the MDA removed the density count vesting.

Applicant representative Ryan Bybee reviewed the history of the project. He stated that they generally do not build multifamily and desire to reduce the density and to be in harmony with other areas in Hidden Valley. The only change in the unit count is the inclusion of the unit count for the 1.5-acre City-owned property. Ten years ago, the City approached the applicant, the School and Institutional Trust Lands Administration (SITLA), and the Smith family to obtain easements for the mountain bike trail system at no cost. They have worked with the mountain bike team to locate the trails in areas of the City that are not intended to be developed as much as possible to prevent the need to relocate the trails. They intend to dedicate 30 to 40 acres of the surrounding open space to the City in correlation with the mountain bike trails in hopes to meet the intention of the amenity requirements. They believe the mountain bike trail system is a benefit to both the City and surrounding communities that use the trails and bring tax revenue to the City through gas station purchases. The dedication of the native open space to the City would remove the need for easement access to the property.

Commissioner Wright opened the public hearing at 7:22 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Pengra expressed concern regarding the plan's failure to adhere to current Municipal Code standards in light of the expiration of the vested rights for the project and inquired why the applicant had not approached the City to obtain an MDA when The Ranches MDA expired.

Mr. Bybee stated he had frequently discussed the project with the City and the potential of The Ranches MDA expiration had not been mentioned. They thought the vested rights stood until several weeks ago. When they received approval for Phase B, the discussion regarding vesting had not included the loss of rights due to the expiration of The Ranches MDA. He said had he been aware of the expiration, he would have enacted methods to secure rights. They have been upfront with their plans for the area throughout the process. He requested to move forward in good faith to complete the project as it has been contemplated for ten years.

Commissioner Pengra stated that the purpose of MDAs is to secure rights for both parties as changes in politics and Municipal Codes impact projects. The Planning Commission is in a difficult situation with this project as the purview of the Planning Commission is to evaluate a project's adherence to Municipal Code standards.

Mr. Bybee stated he feels that their plan with the reduction in density from the original allowable density is a compromise. He hopes to prevent a legal battle with the City which is undesirable to either party. Had he been aware that their rights were expiring, they could have secured the vesting. They moved forward with the understanding their rights were secured and have strived to work with the City through dedicating wells sites and easements.

Commissioner Pengra stated that the City is not responsible for protecting developer rights, most of the early MDAs had unreasonable, unviable densities and the slopes of the land prohibit the density granted and the proposed project still has a high density.

Commissioner Everett voiced his frustration with approving projects that fail to comply with Municipal Code requirements. He inquired why the applicant is proposing a townhome product that is in opposition to Municipal Code due to the front-loaded garages that are the dominant feature and that are smaller than the required width.

Mr. Bybee stated that the project was in development prior to the rear-loaded product requirement. He dislikes alley-loaded products and finds them unsightly and feels alleys create maneuverability and other difficulties for residents. They upgraded the elevations in Phase B at an expense of \$180,000 in order to provide an attractive product that adhered to Municipal Code standards. He said that increasing the size of the garage size would require a redesign of the units and plat. The garages are larger than other single-family units they have developed and have full-sized driveways that provide two driveway parking spots. Alley-loaded products would eliminate the driveway parking stalls and reduce parking in the project. He said that clubhouses are not used as frequently as pools and he prefers to invest the money in an upgraded, useable pool facility rather than a clubhouse; however, he will develop with clubhouse if desired. He prefers not to use blasting whenever possible and stated that he will not use blasting in Phase C. He may need to blast in other areas in the Hidden Valley but hopes to find alternatives.

Commissioner Everett concurred with the logic of allowing an upgraded pool area rather than requiring the clubhouse.

Mr. Bybee explained the "kid area" is intended to be a zero-entry into the pool that is separate from the main area. The hot tub will likely be open year-round; however, hot tub operation will be determined by the homeowner's association (HOA).

Commissioner Wells stated her appreciation for the reduced density. She supports the amenity point calculation and thinks the applicant has been a good partner with the City. She stated although she agrees the elevations are attractive, the Planning Commission must evaluate the project in relation to Municipal Code standards.

Discussion ensued regarding the rear-loaded garage Municipal Code requirement.

Applicant attorney Kevin Anderson thanked the Commission for the tone and demeanor of the discussion. He said the Planning Commission's assumption that the developer does not have any vested rights is incorrect and recommended further discussions to clarify the developer rights based upon previous approvals over the course of the project and estoppel arguments.

Commissioner Everett concurred with the appreciation expressed regarding the density reduction in the project. He said that the project clearly has no MDA or zoning. He said Municipal Code compliance evaluation should be based upon the requirements and not personal preferences. He said that the garage size is a non-negotiable item for him and that the item needs to be tabled until the zoning for the area and the developer rights have been resolved.

Commissioner Wright stated that he empathizes with Mr. Bybee's position; however, he agrees with Commissioner Pengra that the City is not responsible to monitor development expirations. He concurred with Commissioner Everett's suggestion to table the item and recommended that the item return with a rezone and a plan that complies with Municipal Code standards.

Commissioner Wells stated she agrees with most of what has been said by the other Commissioners.

Commissioner Pengra expressed his desire to work with the applicant and hopes to prevent a legal action; however, he thinks that the proposal requests too many concessions to current standards.

Mr. Bybee stated the property has an approved preliminary plat that does not have an expiration date. They view this request as an amended preliminary plat. He said in 2018, density concerns were discussed and debated, and staff said in the meeting on record, after the expiration of The Ranches MDA, that they were vested with 657 units. As staff had stated the density was still vested, he assumed his rights were still in place. He said although he does not desire to be difficult, he also wants to protect their rights and investment in the project.

Commissioner Pengra stated that he did not feel qualified to make a decision based upon the applicant's assessment without legal counsel by the City Attorney.

MOTION: *Commissioner Pengra moved to table the Hidden Hollow Phase C preliminary plat and site plan until a future meeting with direction to the applicant to work with staff to bring the application into compliance with Municipal Code. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

6.C. PUBLIC HEARING – Brylee North (Rezone & General Plan Amendment)

Mr. Kane presented the item. The subject property is about 22 acres in size and is located on the west side of Eagle Mountain Boulevard and north of the Brylee Farms development. The rezone application requests a change to Commercial Regional on about 10.63 acres of the property and MF2 on the remaining 11.4 acres. Brylee Farms to the south of the property is zoned MF1, the properties to the west and north have a future land use designation of Employment Center/Campus, the property to the east and northeast is zoned Commercial Storage, and the land to the southeast has been approved as a single-family development with zoning equivalent to the current R3 zone.

Desert Willow Drive, which is identified as a collector road, ends at Eagle Mountain Boulevard east of the subject property separating the approved commercial storage development and Sage Park. Staff recommends this road be carried in and through Brylee North to connect to the property to the west which has an Employment Center/Campus land use designation. Based on development to the south, the requested MF2 and CR zones are compatible. Requested CR zoning along Eagle Mountain Boulevard opposite the CS zone would be compatible. The Commercial Neighborhood (CN) zone is the only commercial zoning district that is compatible as an adjacent zone to R3 which is to the southeast unless Eagle Mountain Boulevard is determined to serve as a suitable zone buffer. The applicant requested a CR zoning designation for the land directly along Eagle Mountain Boulevard with a minimum depth of about 270 feet and an average lot size of about 1.5 acres based on the current lot division concept. The CR zone may be appropriate given the proximity of the subject property to the future freeway.

The requested future land use designations are appropriate land uses based on the requested rezone. Based on the current land use designation on the subject property, 65 percent is set for Employment Center/Campus and 35 percent is set for Neighborhood Residential Two which permits RC and MF1 residential zones. These applications would shift the land use by reducing the commercial use to 48 percent and increasing the residential use to 52 percent. The applicant has been working with the City on a plan to dedicate one of the central commercial parcels along East Mountain Boulevard to the City. This would allow the City to direct the potential development and use on that particular parcel.

The General Plan amendment requests changing the future land use designation to Regional Commercial on about 10.63 acres and Neighborhood Residential Three on the remaining 11.4 acres. The property currently has a future land use designation of Employment Center Campus on about 14.3 acres and Neighborhood Residential Two on the remaining 7.7 acres. The applicant provided two concept plans one with 12 units per building and one with 24 units per building; MF2 allows for a maximum of 12 units per building.

Initial discussions have begun with the United Fire Authority (UFA) for a potential firehouse in the northwest portion of the property. Contract negotiations are currently underway with a local businessman to open his business at the southeast parcel.

Staff recommends the Planning Commission 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:

1. The General Plan amendment shall include continuing Desert Willow Drive through the subject property east to west as a minor collector.

Mr. Mumford stated City Administrator Paul Jerome and he had met with the applicant regarding the proposed land dedication to the City. Former City Administrator Ifo Pili had expressed interest in the property due to potential income generation for the City to purchase other property for the future Downtown area. It is a unique situation that the City has not faced previously, and part of the interest was due to the need for a UFA fire station; however, there are other properties under consideration. The planning staff has told all applicants that the City desires commercial property and would like to retain as much commercial acreage as possible; however, he does see the value of residential units within walking distance to commercial uses as mutually beneficial as the residential units would increase the viability of the commercial property. The current market might not be viable for commercial in the area, but the market is likely to change in the future.

Commissioner Pengra stated that previous discussions with UFA had indicated the desired location for a station was further north in the City to serve areas along Wride Memorial Highway.

Mr. Mumford stated that UFA is interested in both relocating and constructing additional fire stations. The Utah Department of Transportation is expanding into an area previously proposed for a fire station and current indications now propose the needed location of a fire station in the valley not in the north area of the City.

Mr. Kane stated that if the rezone were approved, City Engineer Chris Trusty would evaluate the need for turn lanes on Pony Express Parkway in conjunction with the site plan.

Commissioner Pengra expressed concern regarding access without impeding traffic flow on Pony Express Parkway or further condensing the commercial acreage for a right-of-way dedication due to the size of the proposed commercial lots.

Commissioner Wright opened the public hearing at 8:19 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Applicant representative Randy Smith stated they feel the location is appropriate for a mix of commercial and higher density residential units in the back, triangular area that is less than ideal for commercial access. He said that in the current market, most of the larger retailers are not actively building and the property is unlikely to attract a big box store. They desire to provide a quality product for the City. He said Mr. Pili suggested the land dedication to the City. They have continued discussions with Mr. Jerome who expressed the desire to ensure the agreement was

presented and discussed openly. The full width and right-of-way for Eagle Mountain Boulevard is in place. Eagle Mountain Boulevard will expand closer to their property during the widening phases as required. He acknowledged the request for the expansion of Desert Willow Drive and explained it had not been previously indicated on the City's transportation plan but expressed his willingness to comply with the request.

Commissioner Wright reminded the Commission that the application is for a rezone and General Plan amendment and the site plan was included for reference but is not a part of the approval and requested for the conversation to focus on the rezone and General Plan amendment.

Mr. Mumford stated that he is unaware if the City Attorney had any concerns with the application.

Mr. Smith verified that he has not been coerced into the sale of the property and sees the proposal as mutually beneficial.

Commissioner Pengra noted that the compatibility map was beneficial in determining the proposed uses were compatible with adjacent properties and expressed appreciation to staff.

Mr. Mumford stated he had requested to preserve Scenic Mountain Phase C for commercial development; however, due to the various developers involved the applicant was unable to make the concession, and this site was offered as an alternate.

Mr. Smith stated they would prefer not to amend the plan to accommodate Desert Willow Drive; however, they recognize and understand the importance to plan and provide for future City transportation needs.

Commissioner Wright stated he had concerns regarding trading a valuable commodity for zoning the City might have declined otherwise. He agrees that the NR2 designation could be compatible; however, the original plan allowed the MF1 zone as a buffer to the commercial property and he is hesitant regarding additional residential uses. He feels the Community Regional zone is appropriate for the entirety of the area.

Commissioner Everett stated his preference for commercial uses for the entire area; however, he could be persuaded to allow some higher density residential uses. He expressed concern that the trade of property to the City could be misconstrued as a bribe and desires to avoid misperceptions of quid pro quo deals. He desires to protect either party from a negative position and has heard concerns regarding the proposal.

Commissioner Pengra concurred with the concerns expressed by Commissioners Everett and Wright that the dedication of the parcel could appear to be an enticement to the City to approve a plan the City would object to otherwise. The General Plan Land Use Map has significantly large acreages of designated uses that require amendments and rezoning for the practical applications of use that require discernment regarding appropriate uses or an amendment to the General Plan with more specific uses for smaller areas. As the land uses are compatible, he does not have usage concerns with the request. He said he would be in favor of the rezone without including the dedication of the land as a condition of approval. The applicant could determine to dedicate the

land of his own inclination if desired. The benefits of the City owning property include the ability to attract non-viable, desired businesses through reduced leasing or other incentives as well as the other reasons presented in the staff report.

Commissioner Wells stated that she wants to prevent the City from being in the position of holding an applicant to verbal agreements without an MDA. She agrees the zoning is compatible and is a reasonable request. She noted that cities are frequently granted property, although the property is usually park property, and concurs the dedication of the property should not be a condition of approval.

Discussion ensued regarding the potential impacts of requiring the continuing Desert Willow Drive.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the Brylee North rezone and General Plan amendment to Commercial Regional on about 10.63 acres of the property and MF2 on the remaining 11.4 acres with the condition the General Plan amendment shall include continuing Desert Willow Drive through the subject property east to west as a minor collector. Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

Commissioner Wright recessed the meeting at 8:52 p.m. and reconvened the meeting at 8:57 p.m.

6.D. PUBLIC HEARING – Ault Farms (Master Development Plan, Rezone, General Plan Amendment)

Mr. Kane presented the item. The subject property is on about 750 acres of land on the east side of Pony Express Parkway at about 3000 North. The property is currently zoned Agriculture and is identified in the Future Land Use Map for Foothill Residential, Neighborhood Residential One, Parks and Open Space, and Business Park/Light Industry. Concept plans were submitted in 2019 and 2020 and the Planning Commission and the City Council requested the applicant focus on compliance with General Plan and request zone districts that exist within current Municipal Code.

A master development plan has been submitted and includes a rezone to R1 of 58.3 acres, R2 of 46.2 acres, R3 of 144.6 acres, MF1 of 166.2 acres, MF2 of 25 acres, Commercial Neighborhood of 11.7 acres, Open Space – Natural of 36.6 acres, and Open Space – Improved of 49.7 acres with the remaining parcel to remain Agriculture. As the master development application was received during the public hearing process of the amendment to EMMC 16.10; the application is subject to the new version of Municipal Code. The General Plan amendment includes 249.1 acres of Neighborhood Residential One, 166.2 acres of Neighborhood Residential Two, 25 acres of Neighborhood Residential Three, 11.7 acres of Community Commercial, 208.9 acres of Business Park/Light Industry, and 86.3 acres of Parks and Open Space.

The applicant submitted a waiver request from requirements if EMMC 16.10 allowing a maximum land area of 200 acres for a master development plan (MDP). Staff recommends the lower 208.9

acres be referenced in any approved MDP, but development details and rezoning be handled through a separate MDP. The criteria for approving the waiver to allow the primary MDP to cover a land area greater than 200 acres would require a finding by the City Council of one or more of the following: the concept plan review received feedback from Planning Commission and/or City Council in regards to reduced master development application requirements, the project will not require modification or additions to existing conditions, the project involved limited development requirements for infrastructure, and/or the application of this chapter would result in peculiar or exceptional difficulties or hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

The development will include three access points from the existing Pony Express Parkway. All three of these roads will create connections into and through the development as well as to the future arterial road, Airport Road. The south collector should be included in the General Plan amendment request. Many of the interior roads have been developed with a combination of curving and straight roads.

The development to the northwest, Eagle Village, will have an east to west road along the property line with Ault Farms which should be incorporated into the Ault Farms plans along with a road connection to this road. The plan calls for a central park area with a possible water feature in the middle of the development on the northern side of Tiffany Lane.

Multiple trails and linear parks run throughout the development, connecting people to this main park as well as a number of other parks nestled within other portions of the development. Trails should include proposed widths. The applicant has discussed the development with the school district and The Church of Jesus Christ of Latter-Day Saints. Although not required, the school district and Church are encouraged to request a rezoning of selected sites to the Public Facilities zone.

The rezoning request should look at zoning transitions and existing/approved development adjacent to the subject property. The amendment calls for changing the land use designations within the project; no changes to the future transportation plan are noted on the exhibit. Based on the "Road Network" reviewed earlier, the plan exhibit should be updated to incorporate the south collector as a collector road designation in the General Plan. In general, the exhibit reflects the land use designations that are appropriate based on the requested zoning districts and EMMC 17.60.160. "Neighborhood Commercial" should be corrected to "Community Commercial." The open space areas should be corrected to "Parks and Open Space." Mr. Kane presented the incompatible transitioning and adjacencies, park sizes and locations, and trail connections that need to be remedied in the proposal.

Staff recommends the Planning Commission review the current application materials, discuss the requests with the applicant, and table the application to allow the applicant time to update the plans to comply with Municipal Code based on specific feedback from the Commission as well as:

1. If the Commission recommends compliance with the 200-acre size limit for a master development plan, an exhibit to demonstrate the multiple plan areas;
2. A revised master plan with proposed road widths;

3. A revised rezoning exhibit with corrections and changes as noted in the staff report;
4. A revised General Plan amendment exhibit with corrections and changes as noted in the staff report;
5. A revised open space exhibit with corrections and changes as noted in the staff report;
6. Outline of potential amenities and features for the development; and
7. Identification of necessary phasing with specificity as to what open space and infrastructure elements will be included for each phase.

Commissioner Pengra concurred with the staff recommendation to table as the application is not ready for the Planning Commission to make a recommendation to the City Council, although he does not necessarily object to the application.

Commissioner Wright opened the public hearing at 9:14 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Applicant representative Pete Evans with Flagship Homes reviewed the history of the project and said they have received both positive and conflicting feedback regarding the project. They desire to develop a life-style oriented community. He requested for the project to be allowed to remain as a single project rather than being subdivided due to the transportation corridors and the infrastructure development and said the community will flow better if retained as one plan.

Applicant representative Bronson Tatton with Flagship Homes presented the changes to the plan to accommodate previous feedback including the number of lots resulting in the reduction of the townhomes and redistribution of the multifamily products.

Mr. Evans said they amended the plan to utilize product that coincides with Municipal Code standards. They have excluded an RC product due to City Councilmember concerns regarding shared drives. He explained the reasoning for placing specific product types in certain areas of the project. He noted the transition requirements for buffering along all four sides of the project resulted in limited area in the middle for larger lots. They are in discussions with staff regarding transitioning options in consideration of transitioning impacts to the adjacent properties. Trails and sidewalks connect to the park spaces throughout the project. They desire to develop an incredible community with a diversity and balance of product types that provide an amazing lifestyle for residents that is compatible with the surrounding uses. The project has a density of 3.9 units and is less-dense than the Harmony development to the north of the project. Harmony has smaller lot sizes for the single-family detached. The MDA will incorporate the proposed restrictions for the project. They are interested in making sure that the project detail is included in the MDA to prevent assumptions and misinterpretations later in the process regarding product types and setbacks.

Commissioner Pengra stated that he is less concerned regarding the lack of clarity with the business park portion of the project due to the tenant-specific needs for the development of that area.

Mr. Evans clarified the MF1 single-family product will be a patio home similar to the units they are developing in the SilverLake area that they identify as cluster lots. The units will have full-

length driveways that appear from the road similar to single-family homes rather than shared drives.

Mr. Tatton explained the linear parks are 100-foot wide. The smaller parks are either identified as less than two or greater than two acres. The local parks will contain tot lots, pathways, and more passive areas and the neighborhood parks will have amenities to provide an appropriate neighborhood park levels of services.

Discussion ensued regarding the intentions for the parks, open space, trail system, and activity nodes with additional amenities along the trail corridors.

Mr. Evans explained they requested a waiver from the acreage requirements for MDPs, due to the investment required for the transportation corridor surrounding this property and associated infrastructure needs and amenities. They feel it would work better to address the area as a whole. The development of the commercial area will not heavily impact the residential area due to appropriate buffering; however, the development of residential areas will impact each other.

Commissioner Everett inquired if the project could be divided into two or three MDPs that develop simultaneously with one master HOA to facilitate dividing the property.

Mr. Evans stated it would not be impossible to divide the property into multiple MDPs but is preferable to approach the project as a cohesive whole and the divisions would be arbitrary rather than substantive.

Mr. Kane verified that single-family lot frontage requirements are not included in the MF1 section of Municipal Code, because the MF1 zone is not intended for fee-simple lots.

Commissioner Wright expressed concern regarding removing the Foothill Residential zoning due to the impact on the surrounding Foothill Residential areas, the proposed small lot frontages for an MF1 single-family product, and concern with granting the waiver for the MDP acreage requirement, especially as the developer has proposed a six to eight-year development period.

Commissioner Everett advocated for the development to be divided into three MDPs. Even though the applicants stated they can build the area within the six to eight-year timeframe, he expressed concern regarding the feasibility. Considering the time it has taken to develop other projects in the City and unforeseeable future conditions, he believes the proposed timeframe for the plan is overly ambitious.

Commissioner Wells stated she concurs with staff that there is more opportunity for community and neighborhood commercial uses along Pony Express Parkway and agrees with staff concerns regarding the zoning transitioning issues. Although she appreciates the applicants providing more single-family homes, she dislikes single-family homes along collector roads. The multifamily area needs a larger park area. She acknowledged both the futility of breaking the project into three MDPs and the concerns regarding the feasibility of the proposed six to eight-year development timeframe. She said that traffic concerns regarding Lake Mountain Road should be resolved by the expansion of the surrounding road infrastructure.

Commissioner Pengra stated he appreciates the applicants' efforts and what they are attempting to accomplish with the development; however, he recognizes the reason for the City limiting development sizes is due to previous issues with development timeframes for projects and the potential for amendments to the plan. The entitlements awarded today could cause concerns and contentions in the future. It is better to divide the project into smaller pieces even if the project develops exactly as planned to mitigate future problems.

Mr. Evan stated the proposed timeframe is based upon the build-out of a similar development in Vineyard in five years. He said they do not intend to renegotiate the plan in the future. The Vineyard project is similar to this project in regard to the variety of product offered and the variety of product had a direct impact on their ability to sell and develop the Vineyard project quickly.

Commissioner Pengra noted that Vineyard has many differences to Eagle Mountain. He said that Vineyard is the fastest growing community in the nation and is located closer to Interstate 15. He noted that Eagle Mountain does not desire to have a density similar to Vineyard.

Discussion ensued regarding the impact of product type on a development.

MOTION: *Commissioner Wells moved to table the Ault Farms master development plan, rezone, and General Plan amendment in order to allow the applicant to update the plans to comply with Municipal Code based upon the staff report and feedback in the meeting. Commissioner Everett seconded the motion. Those voting aye: Erin Wells. Those voting nay: Matthew Everett, Brett Wright, and Christopher Pengra. The motion failed with a vote of 1:3.*

MOTION: *Commissioner Everett moved to table the Ault Farms master development plan, rezone, and General Plan amendment based upon the staff report and the discussion in the meeting with direction to the applicant to work with staff to provide the following:*

- 1. An exhibit to demonstrate the multiple plan areas in compliance with the 200-acre size limit for master development plans;*
- 2. A revised master plan with proposed road widths;*
- 3. A revised rezoning exhibit with corrections and changes as noted in the staff report;*
- 4. A revised General Plan amendment exhibit with corrections and changes as noted in the staff report;*
- 5. A revised open space exhibit with corrections and changes as noted in the staff report;*
- 6. Outline of potential amenities and features for the development; and*
- 7. Identification of necessary phasing with specificity as to what open space and infrastructure elements will be included for each phase.*

Commissioner Pengra seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Christopher Pengra. Those voting nay: Erin Wells. The motion carried with a vote of 3:1.

6.E. PUBLIC HEARING – Scarlet Ridge Estates (Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment)

Mr. Kane presented the item. The subject property is made up of two parcels 59:019:0004 and 59:019:0005 totaling about 160 acres east of Lake Mountain Road and south of the future Tiffany Lane extension. The property is currently zoned Agriculture and is identified in the General Plan Future Land Use Map for Agriculture/Rural Density Two. The Planning Commission's review of the 2019 concept plan received feedback regarding concerns about the placement and distances of roads and equestrian trails, connectivity, and a recommendation of zoning the smaller lots to RD2 and the larger lots to RD1.

The concept plan was revised and reviewed by the City Council in August 2020. Feedback included a request for a minimum of 30 one-acre lots and aesthetic appeal by adjusting lot widths and including curved roads. A preliminary plat, rezone, and General Plan amendment have also been submitted. The preliminary plat request is for a residential subdivision that includes 36 one-acre and 178 half-acre lots along with the associated infrastructure and open space improvements. The two parcels are currently zoned Agriculture with a rezone request for RD2. The General Plan amendment would amend the future transportation plan classification for Tiffany Lane.

The applicant is seeking to amend the future transportation plan as it relates to plans for future road expansions to Tiffany Lane between Airport Road and the north-south collector along the eastern edge of the subject property. The request is to change the classification to a collector road for the portion between Airport Road and the northwest corner of the subject property and then to a residential road width a 53-foot width for the portion running along the northern edge of the property up to the north-south collector on the eastern edge of the property. Staff agrees with changing this to a collector road but for the entire length between Airport Road and the future north-south collector to the east.

The applicant is seeking a rezoning of the property from Agriculture to RD2. Per EMMC 17.25.020 and 17.60.160, the RD2 zone is an appropriate zone for this land use designation. The application identifies the development to be constructed and platted in seven phases.

The project proposes a large park of about 2.5 acres which would be dedicated to the City. The park includes asphalt/concrete pathways, eight pavilions, ten picnic tables spread among the pavilions, garbage receptacles, grills, a drinking fountain, two pickleball courts, one full basketball court, trees, landscaping, and open lawn space. The proposed location of the park results in 91 residential lots in the southern third of the subdivision and lot 101 in the far northeast corner being outside of the quarter-mile distance. Staff recommends a number of changes to the park plan in the staff report. The development is required to achieve 246 points; the plan achieves 248 points. The development includes five retention areas throughout; staff suggests considering park strip drainages, swales, or some other low impact development method rather than multiple retention areas. The application identifies the development to be constructed and platted in seven phases. One possible consideration may be that phases 1, 2, and 3 could be combined and re-divided into two phases so that the park feature is developed as part of phase 2 rather than 3.

The proposed road network includes multiple connections: two road connections at the north to Tiffany Lane, three connections to the east to the future collector road that will run along that side of the development, two connections to the south to the future collector road that will run along that side of the development, and three connections to the west to the concepted Triumph residential development. The plans are missing the half-width for the collector roads on the east and south of the property which should be included in the project. Collector roads are required to have street trees and residential lots with side or rear lot lines along collector roads are required to have privacy fencing. A couple of the proposed street names in the plans are already used/approved elsewhere in the City and will need to be renamed: Maverick Road and Wyatt Lane.

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

1. That phases 1, 2, and 3 are adjusted into two phases, and the park feature constructed as part of phase 2;
2. Revisions to the park plan as outlined in the staff report;
3. Consider utilizing park strip drainage, swales, or other low impact development method in place of multiple retention areas;
4. Incorporation of the half-width of the east and south collector roads; and
5. If retention areas are included, they shall be improved open space and maintained by the HOA.

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

1. Incorporation of the half-width of the east and south collector roads;
2. Renaming of Maverick Road and Wyatt Lane;
3. Streetlighting is required to comply with EMMC 15.10.390; and
4. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090.

Staff recommends the Planning Commission recommend approval of the rezone to the City Council, for the reasons set forth in the staff report and in the meeting.

Staff recommends the Planning Commission recommend approval of the General Plan amendment to the City Council, for the reasons set forth in the staff report and in the meeting, with the following condition:

1. That the amendment shall revise the Future Transportation Plan Map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector."

Commissioner Wright opened the public hearing at 10:22 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Applicant representative Ryan Kent stated the development is for estate lots and the open space exceeds the Municipal Code requirements. He said they have worked closely with Flagship and the Triumph project partnering in infrastructure development and to offer a variety of product type. He clarified they are proposing a change from Airport Road to the eastern boundary of their property to be changed to a 53-foot right-of-way residential road. They have met with staff and hired a transportation engineer who determined that based upon traffic counts, a collector road is not deemed necessary. Accommodating the road right-of-way would reduce the lot sizes for the properties when the proposed roadways may not be built utilizing the full width.

Applicant representative Joseph Darger stated that the Master Transportation Plan was compiled prior to the land use being determined for the area and the recommended width for the collector road is incongruent with a large-lot development.

Commissioner Wells suggested including playground equipment at the park.

Mr. Kane verified that the proposed collector road would be two lanes requiring a 77-foot right-of-way dedication, not a three-lane collector road with a 94-foot dedication.

Commissioner Wright noted that the master transportation plan had indicated a major arterial road with five to seven lanes with a 152-foot to 176-foot dedication to clarify that staff's recommendation is for a narrower road width than initially contemplated in the Master Transportation Plan.

Mr. Kent clarified that the City hired a traffic engineer to perform the study. The study was not conducted by the City Engineer.

Mr. Kane verified that City Engineer had recommended retaining the full 77-foot width for the collector road, including the portion of the road the applicant is requested to have a 53-foot width, rather than reducing the width of the road for only that portion of the road.

Discussion ensued regarding the road width recommendations in relation to surrounding areas to the east designated as Foothill Residential and Bureau of Land Management (BLM) land.

Mr. Kent stated the development will most likely not have an HOA in relation to the staff recommended condition for the retention areas and improved open space to be maintained by the HOA.

Mr. Kane explained that the MDP recommendation item five "if retention areas are included, they shall be improved open space and maintained by the HOA" was included to indicate the need to address the maintenance of the retention areas should the development incorporate the areas.

Mr. Kent stated their engineer proposed the retention area to provide sufficient stormwater drainage due to the slope of the land and they are open to exploring other options.

Commissioner Pengra stated he concurred with the staff recommendations for the MDP and suggested removing item five to allow the applicants to propose other solutions. He stated as he

did not feel they had sufficient information to make an appropriate recommendation regarding the width of the collector road, he proposed retaining the staff recommendations in their recommendation to the City Council to allow the City Council to determine the appropriate road width as the City Engineer should be in attendance at the meeting and able to further advise the Council.

Commissioner Wells stated that she feels the staff recommendations regarding the width of the road is appropriate, especially due to the applicants' ability to discuss concerns with the City Council.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the Scarlet Ridge Estates master development plan with the following conditions:*

- 1. That phases 1, 2, and 3 are adjusted into two phases, and the park feature constructed as part of phase 2;*
- 2. Revisions to the park plan as outlined in the staff report;*
- 3. The applicants consider utilizing park strip drainage, swales, or other low impact development method in place of multiple retention areas; and*
- 4. The incorporation of the half-width of the east and south collector roads.*

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

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the Scarlet Ridge Estates preliminary plat with the following conditions:*

- 1. Incorporation of the half-width of the east and south collector roads;*
- 2. Renaming of Maverick Road and Wyatt Lane;*
- 3. Streetlighting is required to comply with EMMC 15.10.390; and*
- 4. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090.*

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

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the Scarlet Ridge Estates General Plan amendment with the condition that the amendment shall revise the Future Transportation Plan Map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector." Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the Scarlet Ridge Estates rezone. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

6.F. PUBLIC HEARING – Development Code Amendment to Add EMMC 17.49 Wildlife Corridor Overlay Zone

Mr. Kane presented the item. The Eagle Mountain General Plan includes a number of key initiatives, goals, and strategies in order to create the community residents desire and appreciate. One such strategy is to "preserve wildlife migration routes and habitat, where possible." This strategy, included in the "meaningful open space and amenities" initiative, is outlined as part of the goal to "preserve Eagle Mountain's scenic beauty, vistas, and wildlife habitat." The amendment establishes the purpose of the overlay, restrictions and requirements for the corridor, and methods of further protection. Upon adoption of the Municipal Code amendment, staff will work with property owners to establish and request rezoning of properties to apply the overlay zone and create a continuous migration and habitat corridor through the City. The standards "provides support for and methods by which to preserve wildlife migration routes and habitat in and through Eagle Mountain City."

Wildlife corridors preserve natural habitat areas or undeveloped lands that can facilitate movement, migration, foraging, breeding, and dispersal of animals, birds, insects, and reptiles. These areas of land permit wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another. Habitat fragmented by subdivision and development, such as roads and structures, prevent wildlife from accessing their full home range and often lead to human/wildlife conflict. It is important that animals be able to move for food, access thermal and hiding cover, to preserve genetic diversity of the species. These corridors also help provide contiguous habitat for plants, invertebrates that are essential pollinators, and other wildlife. Preservation of these corridors, along with fencing and safe crossings, will also help to reduce vehicle-animal collisions. While supporting and protecting wildlife, these corridors also provide recreation opportunities, open space preservation, potential tourism, and education for students and the general public.

Mr. Kane noted that a section has been added to the amendment verbiage to allow amenity calculation if a developer were to apply the overlay to the development based upon the corresponding amenity allowance in the Ridgeline Protection Overlay Zone standards as well as edits to the construction period to protect mule deer migration and nesting season based upon the work session discussion during a previous meeting.

Staff recommends that the Planning Commission make a motion to recommend approval of the proposed code amendments to add EMMC 17.49 Wildlife Corridor Overlay Zone to the City Council as presented or with minor changes as agreed upon at the meeting.

Commissioner Wright opened the public hearing at 10:52 p.m.

Ashley Judd submitted the following email comment: "An eagle mountain wildlife corridor should be of the utmost importance to move forward with. It will greatly benefit the wildlife, the citizens, and visitors of our city. There have been countless deer collisions that would be avoided, and we can keep the diversity and beauty of the wildlife in our city. The wildlife is what makes EM desirable and sets us apart from the other cities in our county. I think I speak for almost everyone in EM that we all deserve to see the EM wildlife corridor become a reality."

Bettina Cameron with the Eagle Mountain Nature and Wildlife Alliance citizen group thanked the City for the Municipal Code requirements amendments to ridgeline, washes, and open space standards that make the wildlife corridor possible. In addition to the wildlife citizen group, the overlay has been reviewed by the Division of Wildlife Resources and BLM. The wildlife citizen group requests for the Planning Commission to revisit conservation developments in relation to the preservation of open space and wildlife to decrease infrastructure cost while preserving property values and developmental and density rights. She expressed her support for verbiage in the amendment to restrict off-highway vehicles (OHV) access to the narrow section of the migration corridor.

Commissioner Wright closed the public hearing at 10:56 p.m.

Commissioner Pengra thanked Ms. Cameron for her and the Eagle Mountain Nature and Wildlife Alliance citizen group efforts. He noted the beneficial impact to the Salt Lake Valley had it been developed with the same wildlife considerations. He stated he fully supports the corridor.

Commissioner Everett concurred with Commissioner Pengra. The corridor will assist with preserving the open space and open feel of the City which are some of the reasons people move to Eagle Mountain. He expressed his willingness to revisit conservation developments as requested; however, he is unsure if the public and the City Council share the sentiment. He encouraged like-minded residents to express their support to the City Council.

Commissioner Wright agreed with Ms. Cameron's recommendation to limit OHV traffic in narrow sections of the wildlife corridor. He expressed concern regarding the ability of developers to transfer density from the overlay zone areas to other areas within the project. He stated although the verbiage stipulates density transfers would be reviewed on a case-by-case basis, the codifications of density transfer provisions cause him concern.

Commissioner Everett concurred with concerns regarding the inclusion of the density transfers and the ambiguity regarding the OHV access restrictions.

Commissioner Wright advocated retaining flexibility in the standards regarding the OHV corridor restrictions rather than including a specific width.

Mr. Kane stated that flexibility in the standards might cause enforcement difficulties. The park usage could be more restrictive and did not need to be specified in the zoning regulations.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the development code amendment to add EMMC 17.49 Wildlife Corridor*

Overlay Zone with the amendment to control off-highway vehicle movements in narrow sections of the wildlife corridor to mitigate negative impacts and removing 17.49.070(A)(3) “Developer may transfer density from overlay zone areas to other areas within a project or development in the case where significant buildable property is made unbuildable by this overlay zone, as approved on a case-by-case basis by the City Council.” Christopher Pengra seconded the motion.

Commissioner Pengra expressed concern that restricting OHV access could be interpreted as prohibiting OHV use of the wildlife corridor.

Commissioner Wells expressed concern that the ambiguity of the verbiage regarding OHV limitations could create enforcement burden to staff and confusion for residents.

Commissioner Wright clarified his desire for the inclusion of the provision control OHV movements was to allow staff to determine the appropriate restrictions for specific areas of the wildlife corridor.

Mr. Kane clarified that the density transfer allowance only permits transfers within the project.

Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

7. [Discussion Items](#)

8. [Next scheduled meeting](#)

9. [Adjournment](#)

MOTION: ***Commissioner Everett moved to adjourn the meeting at 11:10 p.m. Commissioner Pengra seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.***

The meeting was adjourned at 11:10 p.m.

Approved by the Planning Commissioner on January 26, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 11, 2021**

TITLE:	White Hills Country Estates Lot Split (Concept Plan)
ITEM TYPE:	Concept Plan
APPLICANT:	Marlene Horsley

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

This is a concept plan for a potential lot split of about 5.5 acres of land located west of SR-73 on N Stagecoach Drive (parcel 55:320:0004). The property was annexed into the city as part of the Pole Canyon Development area in 2010. Although the parcel is located in the Pole Canyon area, the parcel is not part of nor subject to the [Pole Canyon Master Development Agreement](#). As this is the case, the zoning for the property continued to be identified under the zone it was given by Utah County. The Utah County zoning map, which was adopted in 2010, identified this property as part of the Residential Agricultural Zone (RA-5). The concept plan proposes to split the lot to create one lot that is approximately 2.3 acres and another lot that is about 3.16 acres.

ITEMS FOR CONSIDERATION:

General Plan Designation

This parcel is identified in the General Plan Future Land Use designation of "Agricultural/Rural Density Two" which is defined as "Individual medium/large lot residential. Range of 0.5 to 2.5 acre lots. Infrastructure is semi-rural in nature." Per EMMC 17.25.20 and 17.60.160, possible zoning districts for this land use include the RD1 (minimum lot size of 1 acre) and RD2 (minimum lot size of 1/2 acre and average lot size of 3/4 acre).

Zoning

This parcel was annexed into the city on December 28, 2010, as part of the Pole Canyon Annexation. Page 2 of the [Pole Canyon Annexation and Master Development Agreement \(MDA\)](#) states: "The portion of the Annexation Property which is not included as part of the PCIG Property (including but not limited to the White Hills Subdivision, the White Hills Country Estates, and the Kenneth White

Property) is not owned or controlled by PCIG, and reference is made herein to such property for sole purpose of annexing such property into the City." As the White Hills Country Estates parcel was not subject to the zoning called out in the Pole Canyon MDA, the property continued to be zoned under Utah County Zoning. The Utah County zoning map, which was adopted in 2010, identified this property as part of the Residential Agricultural Zone (RA-5). The RA-5 zone has a minimum lot size of 5-acres for standard single family residential development. Staff has recommended that the applicant consider applying for a rezone to RD1 or RD2 based on the General Plan's land use designation for the property.

Recorded Plat Amendment vs Lot Split

Per EMMC 16.45.050, the lot split methodology can only be used if the resulting lots are at a minimum of 5 acres in size each. As this concept plan demonstrates that would not be possible, the applicant is advised to follow the process and application for a Recorded Plat Amendment (along with the rezoning request) per EMMC 16.55.

Access

When evaluating a potential lot split, it's important to confirm that the lots created will have access to a public street (EMMC 16.45.050). Based on the concept plan, both lots would have direct frontage and access onto the existing Stagecoach Drive.

Other Items

This concept plan was reviewed at the April 13, 2021, Development Review Committee meeting. Other comments to the applicant made at this meeting included:

- The applicant will need to apply for a Recorded Plat Amendment to split the lot.
- Utility stubs, particularly water as lots in this area are on septic, will need to be provided to the new lot.

REQUIRED FINDINGS:

There are no required findings for concept plan applications.

RECOMMENDATION:

The Planning Commission is recommended to review the concept plan and discuss the development intentions with the applicant. Any

feedback provided by the Planning Commission is non-binding and may be used by the applicant and property owner to guide them in the preparation of subsequent development applications (EMMC 16.15.050).

ATTACHMENTS:

[White Hills Estates Concept Plan](#)

[Pole Canyon Land Use Master Development Plan](#)

\$ 2,500 RECORD OF SURVEY
\$ 1,400 SUBDIVISION PLAT.
\$3,900



ZONED $\frac{1}{2}$ AC.?

HEBER BARNES
3445 STAGECOACH DR.
LOT 4, WHITE HILLS COUNTRY ESTATES
801-376-3001

Site Summary

Parcels Inside of Development Agreement Boundary
Neighborhood Planning Areas (NPA)

Area	Planning Area Type	Acres	Overall Density	Units
1	Residential	100.33	4.5	451
2	Residential	82.5	4.5	371
3	Residential	81.32	5.5	448
4	Residential	118.94	5.5	655
5	Residential	159.34	5.5	876
6	Residential	108.61	4.5	489
7	Residential	143.27	4.5	645
8	Residential	116.66	2.89	337
9	Residential	127.90	1.92	246
10	Residential	96.20	2.88	277
11	Residential	5.95	3.36	20
12	Residential	106.45	4.5	479
13	Residential	146.99	4.5	661
14	Residential	136.37	4.5	614
15	Residential	92.86	5.5	511
16	Residential	83.79	5.5	461
17	Residential	120.69	5.25	634
18	Residential	156.15	4.5	703

Total Residential Acres 1,984.32
Total Units 8,878
Residential Gross Density 4.47 du/ac

Commercial Planning Areas (CPA)

Area	Description	Acres	Density	Units
1	Commercial	79.45	9.83	781
2	Commercial	5.57	n/a	n/a
3	Commercial	10.4	n/a	n/a
4	Commercial	63.18	n/a	n/a
5	Commercial	28.26	n/a	n/a

Industrial Planning Areas (IPA)

Area	Description	Acres	Density	Units
1	Industrial	159.9	n/a	n/a
2	Industrial	142.04	n/a	n/a
3	Industrial	57.09	n/a	n/a
4	Industrial	92.33	n/a	n/a

Total Dev Agreement Acres 2,622.54
Total Residential Units 9,659
Gross Density 3.68

Parcels Outside of Development Agreement Boundary
Parcels

Area	Land Use/Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	63.52	0.17	11
D	MMN, LLC	6.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	2B Investments, LLC	48.14	TBD	TBD
G	Jody B. Brown Trust	10.02	TBD	TBD
H	Bowles Property	83.61	TBD	TBD
I	"Checkerboard" Properties	197.36	TBD	TBD
J	Highway Right-of-way	18.62	n/a	n/a

Total Acres Outside Development Agreement 502.73 Acres

Total Acres	
Inside Development Agreement	2,622.54
Outside Development Agreement	502.73
Total Annexation Area Acres	3,125.27

General Plan Key

Area	Description	General Plan Designation
	Residential (NPA)	Mixed-Use Residential
	Residential	Mixed-Use Residential
	Residential	Rural Residential
	Commercial (CPA)	Mixed-Use Commercial
	Commercial	Mixed-Use Commercial
	Industrial (IPA)	Industrial
	Industrial	Industrial

* Note: In NPA 11, all lots shall be a min 10,000 Sq Ft. In NPA 1 & 3, a street with min 10,000 Sq Ft lots on both sides shall abut the existing White Hills Subdivision

Planning Goals

- Maintain Rural/Country Atmosphere
- Maintain Quiet, Friendly, Safe Neighborhoods
- Prioritize Trails & Parks & Open Space
- Create Active Lifestyle Communities
- Provide Access to Recreation Areas
- Plan for Quality / Managed Growth
- Provide Needed Infrastructure
- Create Local Jobs & Tax Base
- Contribute to Valley-wide Amenities
- Emphasize Area's Incredible Views
- Plan CC&R's and Design Guidelines to Encourage Conservation & Eco-friendly development
- Emphasize Area's Natural Environment
- Protect/Maintain Green Space & Open Space

Plan Key

--- Planning Area Boundary

✳ Proposed Schools

✳ Proposed Public Safety Facility

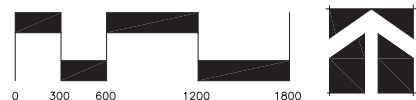
● Potential Church Site
Church sites will be located throughout each planning area on an as-needed basis

Project Road Classifications

- Arterial Road Corridors
- Major Collector Road Corridors
- Industrial Collector Road Corridors
- Minor Collector Road Corridors
- Local Street

Boundary Classifications

- Annexation Boundary
- Development Agreement Boundary
- Master Plan Area



Land Use Element Exhibit 2





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 11, 2021

TITLE:	PUBLIC HEARING - Pole Canyon NPA-17 (Master Development Plan, Rezone, General Plan Amendment, Preliminary Plat)
ITEM TYPE:	Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment
APPLICANT:	Brandon Parr (Edge Homes)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

BACKGROUND:

The subject property is made up of the eastern half of parcel 59:049:0043, the western half of parcel 59:048:0090, parcel 59:048:0027, the northwest corner of parcel 59:053:0026 and the northeast corner of parcel 59:052:0017. The property, totaling about 120.67 acres, is located on the south side of Pole Canyon Boulevard, west of Tyson Parkway, and east of SR-73.

The property is subject to the [Pole Canyon Master Development Agreement \(MDA\)](#) which grants this project, referred to as NPA-17 in the MDP, a residential use with a maximum of 634 units and density of 5.25 units/acre. The MDA requires that individual master development plans be approved for each planning area.

The application include the following requests:

- Master Development Plan - A master development plan for a residential subdivision of 597 lots on the 120.67 acres along with associated roadways and utilities.
- Rezone - Zoning the western portion of the master development plan under the RC zoning designation along with a request to deviate from the RC lot size and frontage requirements.
- General Plan Amendment - The current land use designation on the property is a mix of Town Center Mixed Use, Neighborhood Residential One, and Neighborhood Residential Two. The application includes a request to change the Neighborhood Residential One to Neighborhood Residential Two. The plans also call for adding collector roads along the west and southern edges of the western portion of the property.

These are not currently included in the General Plan Transportation Master Plan.

- Preliminary Plat - The application includes a request for preliminary plat approval on the western about 57.19 acres of land for 271 single-family lots.

ITEMS FOR CONSIDERATION:

MASTER DEVELOPMENT PLAN

The [Pole Canyon Master Development Plan and Agreement](#) provide for the development of the subject property as residential with a maximum of 634 units and density of 5.25 units/acre. The MDA also requires that each planning area in Pole Canyon receive the approval of its own master development plan (page 13). This section goes on to say "*Development Applications shall be approved by the City if they comply with the Existing Applicable Building Codes and the City's Code in effect on the date the Application for development approval is filed with the City.*" The exhibits submitted include the entirety of NPA-17, however, greater detail is provided for the western portion of the property (NPA-17A). It should be anticipated that an amendment to the NPA-17 MDP may be requested at a later date with regards to the eastern portion (NPA-17B).

GENERAL PLAN AMENDMENT

NPA-17 includes a number of land use designations in the General Plan's Future Land Use Map including Town Center Mixed Use, Neighborhood Residential One, and Neighborhood Residential Two. Based on the applicant's lot size and zoning request, they are seeking to change the land use designation for the area currently identified as Neighborhood Residential One to Neighborhood Residential Two. This revision would expand the Neighborhood Residential Two land use designation a bit further west along Pole Canyon Boulevard, but would be contiguous with land already identified as Neighborhood Residential Two.

The plans also identify the construction of collector roads along the western and southern edges of NPA-17A (and carried through NPA-17B to connect to Tyson Parkway). These collectors are not currently identified in the General Plan's Transportation Master Plan. Collector roads in these locations will provide for greater access to other development in Pole Canyon. If the collector roads are approved, they should be reflected in the Transportation Master Plan, which is

currently undergoing an update process.

REZONE

The application includes a request to rezone the land in NPA-17A to the RC zone from the current Residential zone (under the previous code) as established by the MDA. The MDP process (along with the rezone request) would update the subject property to the City's current residential zoning code.

The RC zone is identified as an appropriate zone for the Neighborhood Residential Two land use designation (MF1 is also an appropriate zone for that land use). If the City determines the land use amendment is appropriate, the RC zone may be considered for the property.

It should be noted that while the RC zone is requested for the property, the preliminary plat and MDP documents demonstrate a mix of single-family lots that would not meet the minimum lot size or lot frontage requirements for the zone. The RC zone requires a minimum lot size of 4,500 sf and minimum lot frontage of 58 ft. The plans include lots as small as 3,500 sf and frontages of 40 ft.

The MDA states (on page 10) "*Notwithstanding anything to the contrary herein, any City ordinance, amendment to the City's Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or materially and unreasonably restricting the PCIG's rights to develop the vested densities set forth in the Land Use Element, including but not limited to any ordinance, amendment, or other development standard which increases or otherwise modifies minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities, shall be inapplicable to the PCIG Property (or modified to the extent necessary to permit the PCIG to develop the vested densities set forth in the Land Use Element), unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the PCIG Property.*"

Based on the MDA allowance above, the applicant has stated "*We are requesting to use a variety of lot sizes that do not meet the current RC zone requirements. In order to achieve the allowed unit*

count and density, smaller lots than what is allowed in the RC Zone will need to be used. This is demonstrated by the provided lot layout exhibit. NPA-17 has an allowed unit count of 634 with a density of 5.25 units per acre. Using a variety of smaller lot sizes allowed us to create 597 lots. This is short of what is allowed and is the reason we are requesting the variance to allow for smaller lots. In addition to smaller lot sizes, we are requesting to use smaller setbacks than what is allowed in the current RC Zone. We are requesting the variance in order to fit our various home footprints on the smaller lots...The proposed include a 20' front setback, 5' side yard setback (10' between buildings (sic)), 15' corner side yard setback, and 15' rear setback."

If the City approves of the rezoning to the RC zone, it should consider the request to adjust the standards of that zone for this property only with regards to minimum lot size, minimum lot frontage, and setbacks.

Alternatively, the applicant is encouraged to consider a mix of both RC and MF1 zoning within NPA-17(if the land use designation change is approved). Both zones are compatible with the Neighborhood Residential Two land use. By using a combination of these zones, the applicant may be able to achieve the allowed density and units per the MDA but stay within the development requirements of the two zoning districts. The current zoning code would not prohibit or unreasonably restrict the developer's rights to obtain the vested density, as they would be able to develop single-family lots that comply with the code standards as well as townhomes or a similar product.

PROPOSED RESIDENTIAL LOTS

The preliminary plat, which has been submitted for NPA-17A, proposes 271 single-family residential lots. The lot sizes range from about 0.1 acres up to 0.37 acres, with an average lot size of 0.15 acres (6,534 sf). The overall density is 4.74 units/acre. The plat provides a mix of lot sizes including small lots (min. 3,500 sf and 40 ft lot frontage), medium lots (min. 5,000 sf and 55 ft lot frontage), and large lots (min. 6,500 sf and 70 ft lot frontage). The smaller lots tend to be located around the edges of the plat with the larger lots in the center.

With a minimum lot frontage of 40 feet, a required garage size of 22

feet x 22 feet, and a requested side yard setback of 5 feet, this would mean that homes on these smallest lots would have about 8 feet wide of livable space on the first floor. Most homes on lots that small, that we have seen, have rear-loaded garages, resulting in a less garage-dominated front facade and more potential "eyes on the street," due to front porches, windows, and more livable space at the front of the home.

CONNECTIVITY

The development will primarily be served by Pole Canyon Boulevard (known further east as Tiffany Lane), which is a major arterial in the General Plan and creates an east-west access from SR-73 on the west to the City Center. There is one road connection in NPA-17A and two connections in NPA-17B to Pole Canyon Boulevard.

Additionally, the plan calls for a collector road along the southern and western edges of NPA-17A - both having a single road access point from NPA-17A. The collector road on the south of NPA-17A would continue through the center of NPA-17B and terminate by connecting to Tyson Boulevard (also a collector) which would be extended along the eastern edge of NPA-17B.

Within NPA-17A, there are a number of residential streets laid out with varying angles and corners to help reduce speeding.

EMMC 16.30.090(C)(1) requires that a development in the RC zone attain a minimum connectivity index of 1.75. The preliminary plat provides 20 links and 11 nodes with a connectivity index of 1.82. Additionally, EMMC 16.30.090(C)(2) establishes a maximum block length that is allowed for each zone. For the RC zone, the maximum block length is set at 600 feet. There are a number of blocks (such as the western half of Street B, Street C, and Street O) that exceed this maximum. The applicant is encouraged to incorporate pedestrian trail connections within midblocks to reduce the block length and improve connectivity and walkability for residents in the future neighborhood.

OPEN SPACE & AMENITIES

The applicant did not provide any documentation regarding open space and amenities for NPA-17. The MDA states (on page 15) "*In the Development Application for each separate Parcel, the Applicant shall designate the land required for Open Space and/or Trails as provided in the Pole Canyon Master Development Plan and the City's Code*)." Per EMMC 17.25.040, the RC zone requires at least 1,000

square feet of improved open space per lot, in compliance with EMMC 16.35.105. This section does permit the City to grant a fee in lieu of providing improved open space within the subject property development, with the intention that the fee will then be used to create or expand another park within the general area. For NPA-17A with 271 lots, the fee would be \$1,016,250 (before applying the appraised value of land of possible acquisition).

PHASING

The applicant proposes developing NPA-17A in five phases starting at the northwest corner and working to the southeast corner of the project area.

REGIONAL PARK

The current Pole Canyon MDP map shows a "regional park with rodeo ground" within NPA-17. The original master plan and MDA anticipated that the rodeo grounds would be moved from City Center to this area. The MDA, however, was modified a couple of times in relation to this regional park. The latest applicable amendment was approved by the City Council on April 19, 2016. This amendment stated that, in lieu of any requirement relating to the dedication or construction of any public rodeo grounds and in fulfillment of all requirements relating to the dedication or construction of a specialized recreation area and/or a regional park, the owner/developer agreed to convey 100 acres to the Utah National Parks Council, Boy Scouts of America, or other affiliate of the BSA for their construction and operation of a regional high adventure boy scout camp or another regional recreational use. As part of that agreement, the developer agreed that they, or the BSA, shall set aside not less than five acres of the 100 acres for public use.

The regional park listed on the MDP map, then, for NPA-17, is not required. The master developer will need to provide 5 acres of public use near the boy scout camp or somewhere else within the master plan, unless the MDA is further amended.

REQUIRED FINDINGS:

GENERAL PLAN AMENDMENT AND REZONE

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

is a legislative decision and the decision 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

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.

PRELIMINARY PLAT

Preliminary plat approvals are based upon compliance with City Code requirements. The approval criteria for a preliminary plat can be found in EMMC 16.20.050.

RECOMMENDATION:

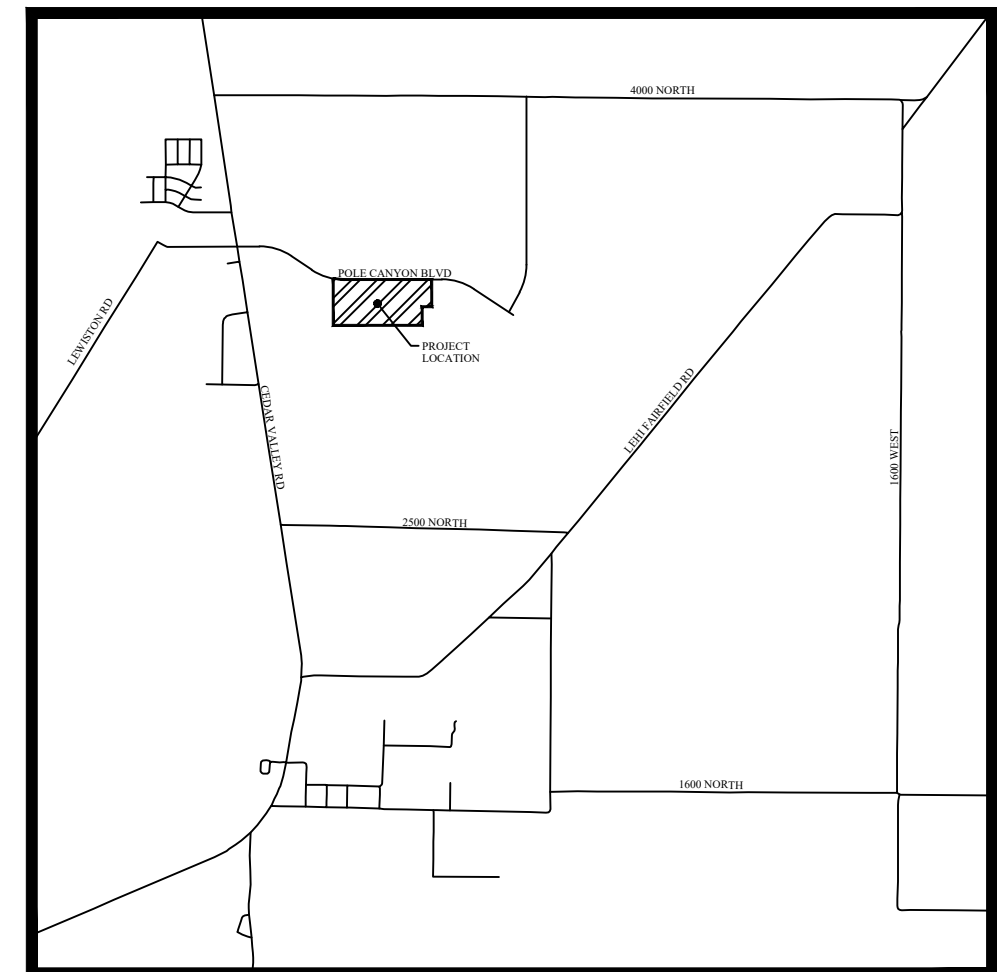
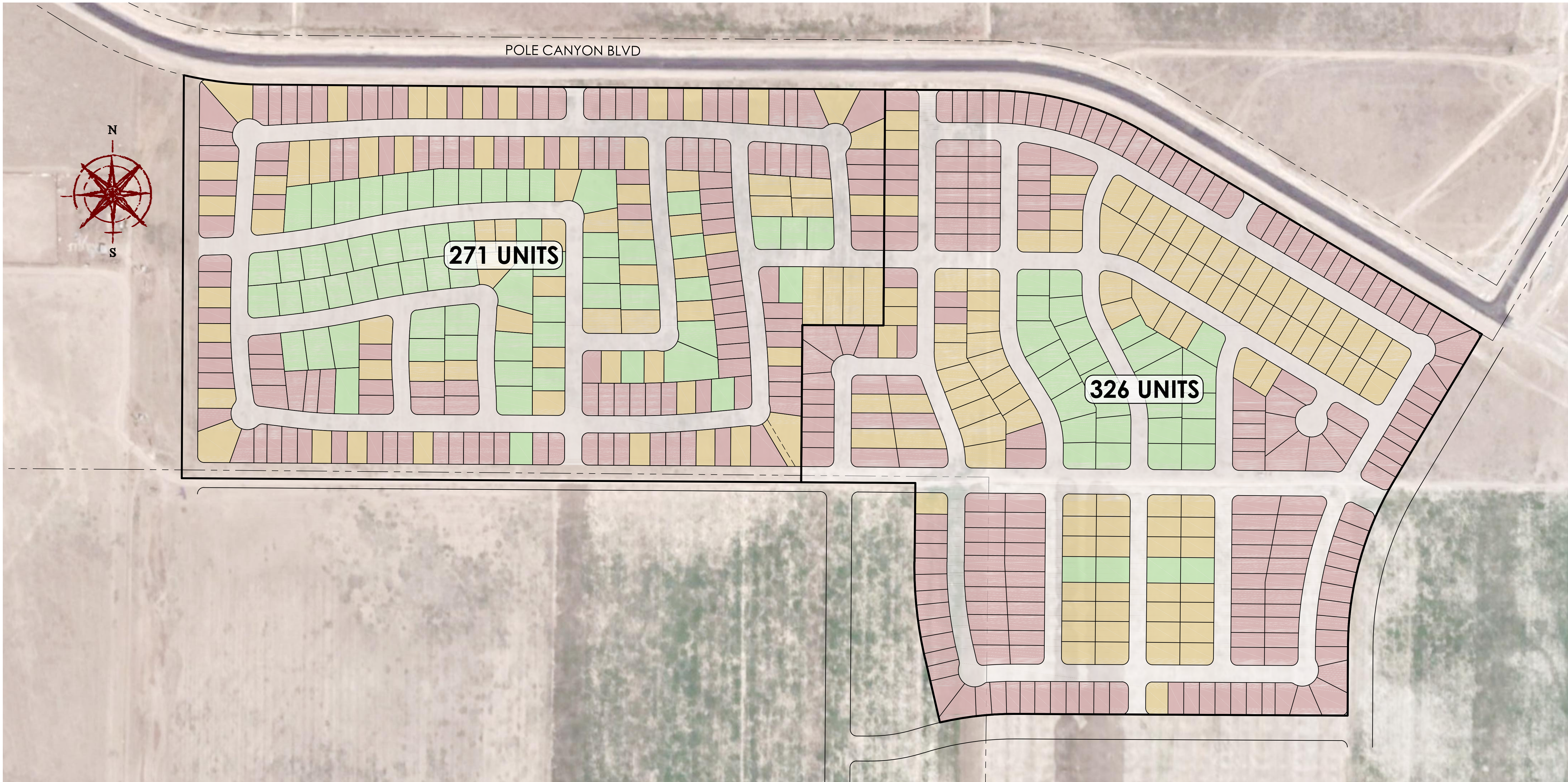
Due to concerns related to connectivity, lot frontages, parks and open space, and the proposed zoning, we recommend that the Planning Commission table this project and provide the applicant with as much feedback as possible so they can modify the plans and return at a future meeting.

ATTACHMENTS:

[Exhibit A - Proposed MDP Exhibits](#)

[Exhibit B - Preliminary Plat](#)

[Exhibit C - Current Pole Canyon Land Use Plan](#)



VICINITY MAP
N.T.S

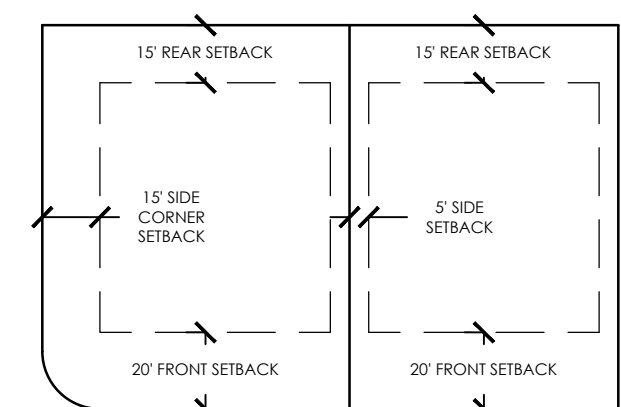
NOTE

We are requesting to use a variety of lot sizes that do not meet the current RC zone requirements. In order to achieve the allowed unit count and density, smaller lots than what is allowed in the RC Zone will need to be used. This is demonstrated by the provided lot layout exhibit. NPA-17 has an allowed unit count of 634 with a density of 5.25 units per acre. Using a variety of smaller lot sizes allowed us to create 597 lots. This is short of what is allowed and is the reason we are requesting the variance to allow for smaller lots.

In addition to smaller lot sizes, we are requesting to use smaller setbacks than what is allowed in the current RC Zone. We are requesting the variance in order to fit our various home footprints on the smaller lots. The requested setbacks are shown on the Setback Details, which are shown on this sheet. The proposed include a 20' front setback, 5' side yard setback (10' between buidlings), 15' corner side yard setback, and 15' rear setback.

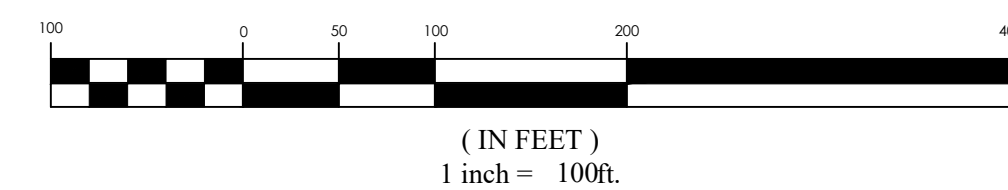
	LOT SIZE	MIN. LOT WIDTH	MIN. SQUARE FOOTAGE
	SMALL LOTS	40'	3,500 SQFT
	MEDIUM LOTS	55'	5,000 SQFT
	LARGE LOTS	70'	6,500 SQFT

SETBACK DETAILS



53' PUBLIC ROW

GRAPHIC SCALE



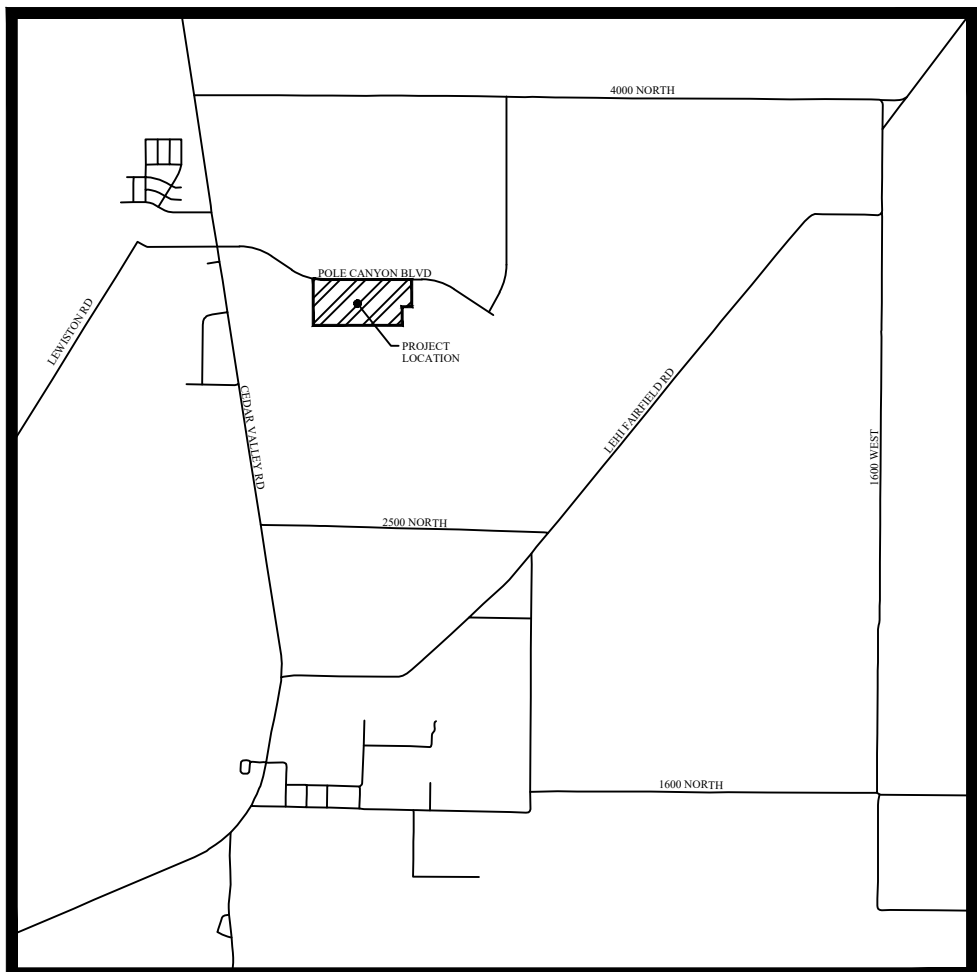
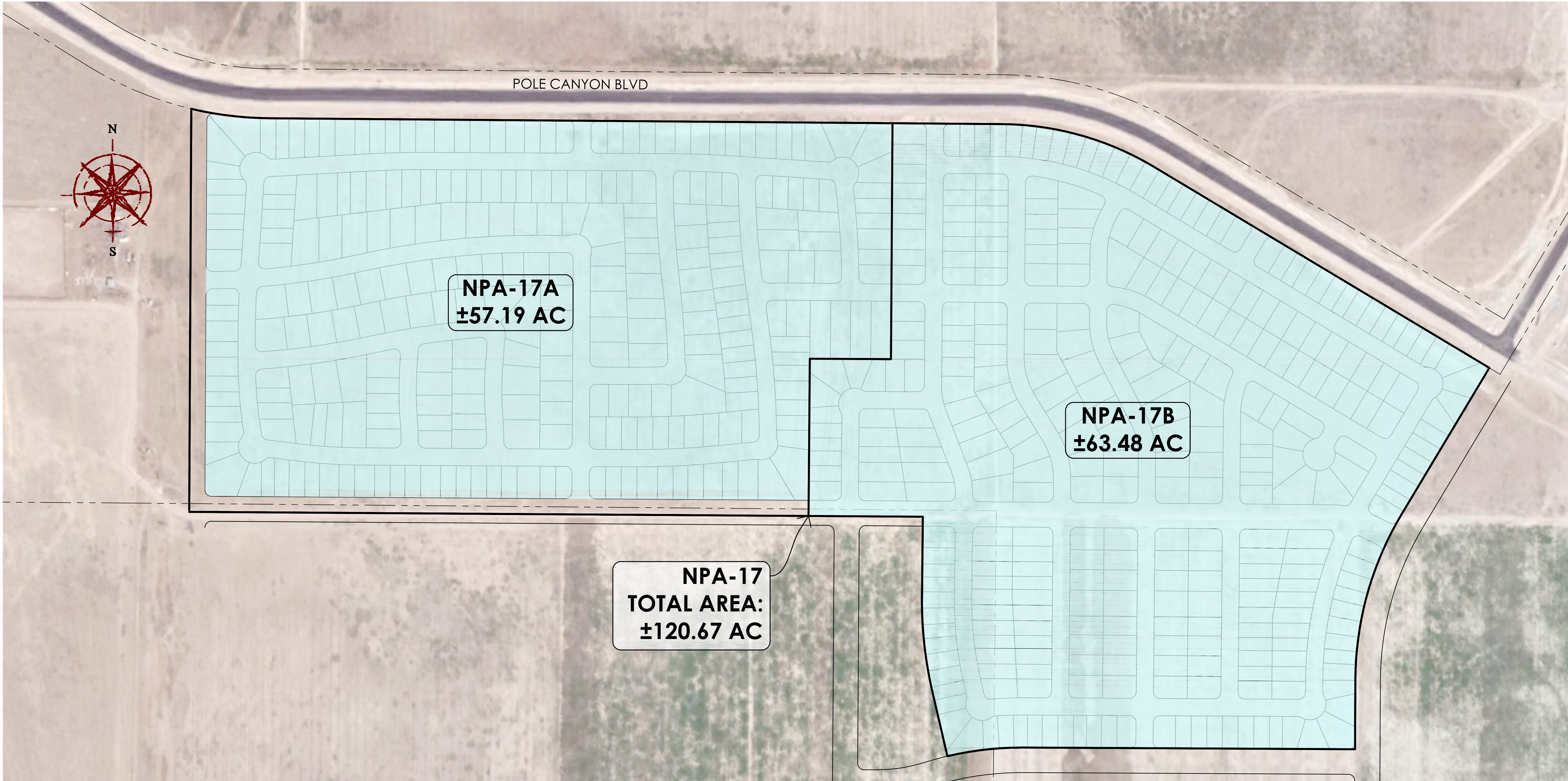
FOR
REVIEW
ONLY

POLE CANYON NPA-17A
Eagle Mountain City
Lot Layout Exhibit

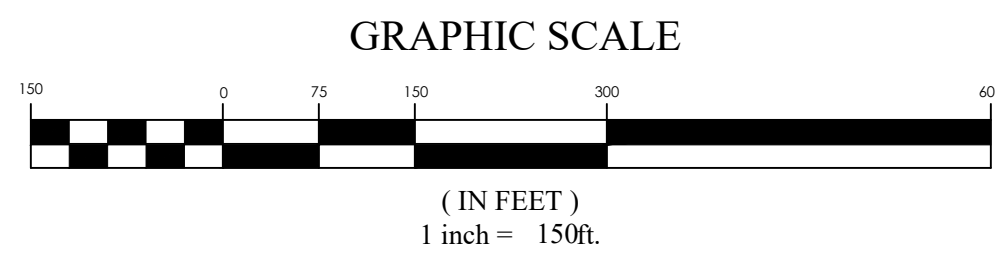
REVISION BLOCK		DESCRIPTION	
#	DATE		
1	###	###	###
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Lot Layout
Exhibit

Scale: 1"=100'	Drawn: CJG
Date: 4/27/2021	Job #: 20-0597
Sheet:	



VICINITY MAP
N.T.S

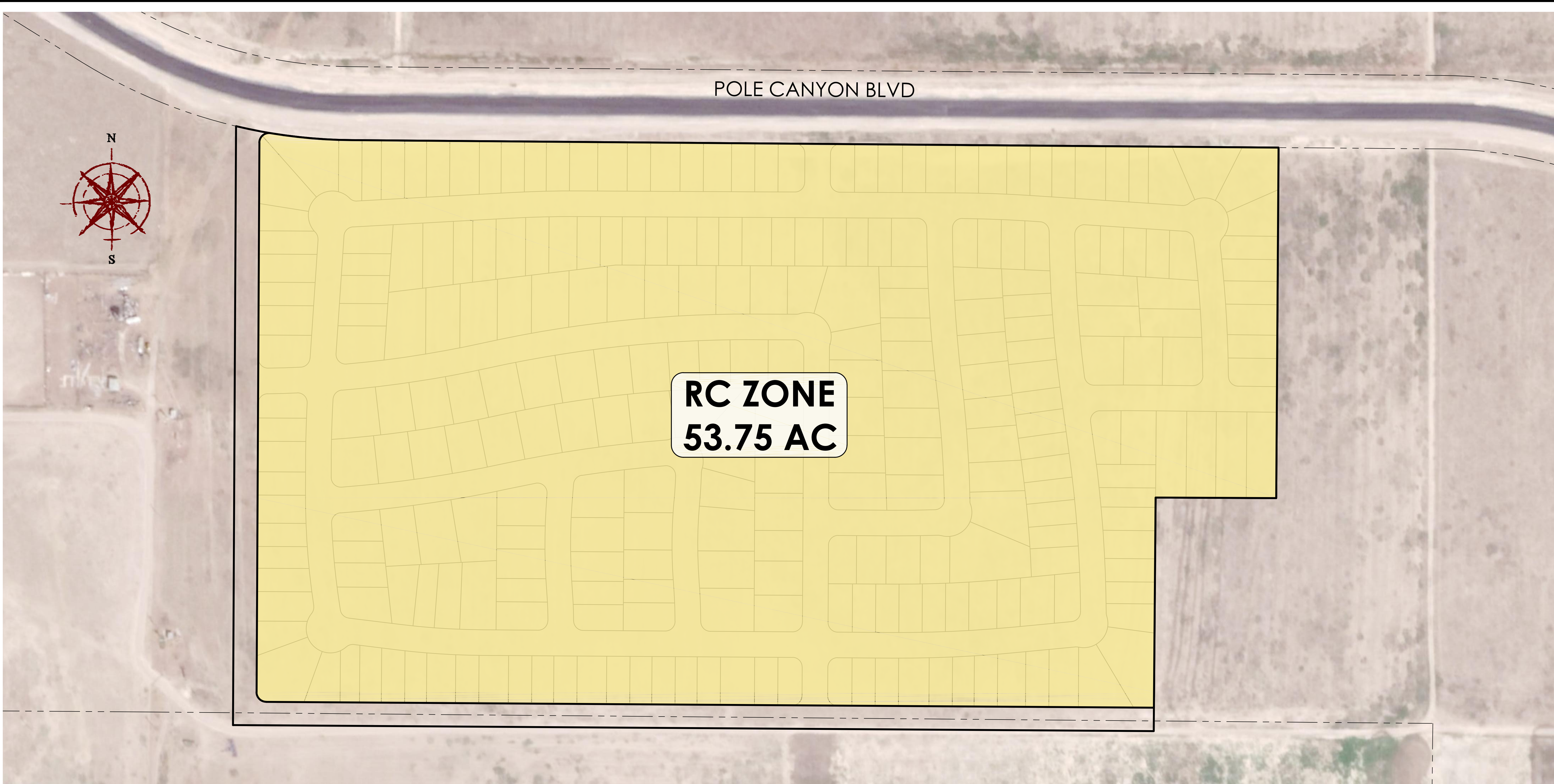


FOR
REVIEW
ONLY

POLE CANYON NPA-17A
Eagle Mountain City
Overall Development Exhibit

REVISION BLOCK		DESCRIPTION	
#	DATE		
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Z:_2020\20-0597 Pole Canyon Take Down\Design\20-0597.dwg version 20-0597 Overall Development Exhibit.dwg



RC ZONE
53.75 AC

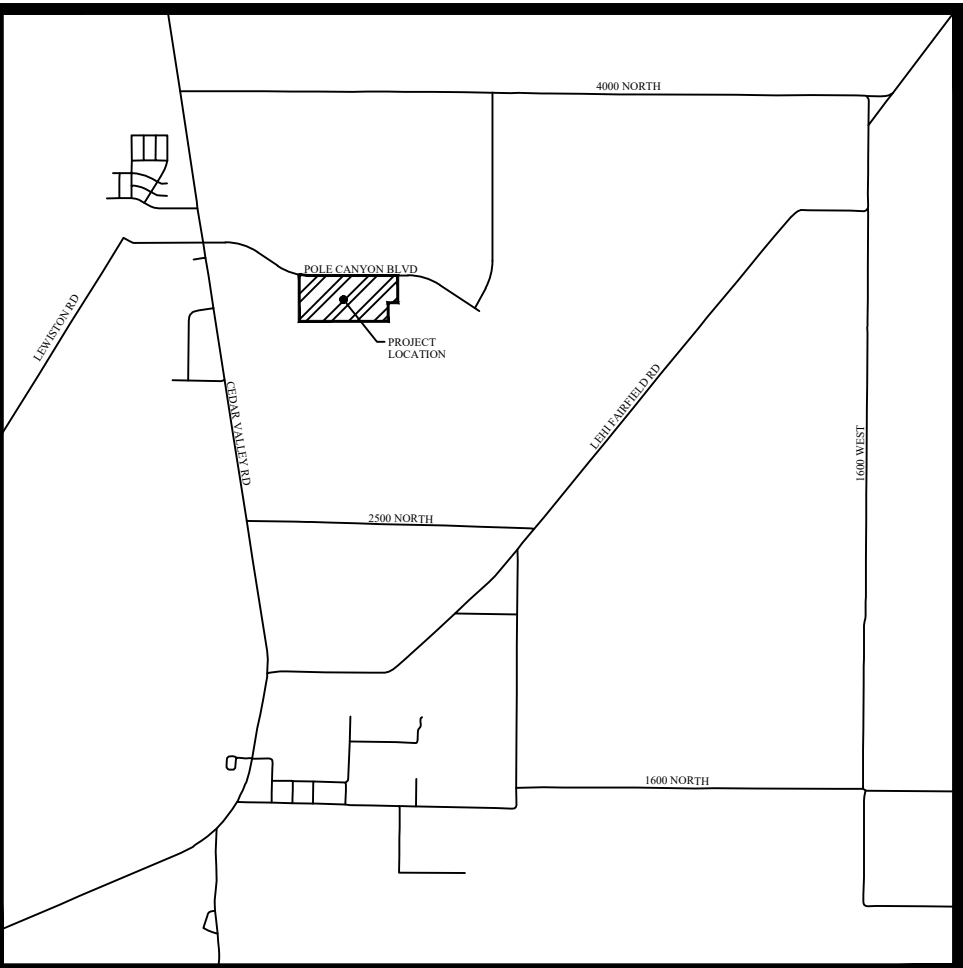
COMPATIBILITY STATEMENT

Neighborhood Planning Area 17A (NPA-17A) of the Pole Canyon Master Development Plan shall be zoned using Eagle Mountain City's current zoning designations while adhering to the Land Use Element of the Pole Canyon Master Development Plan and the vested densities allowed in NPA-17 as outlined in Sections 1.2 and 4.3 of the Pole Canyon Master Development Plan.

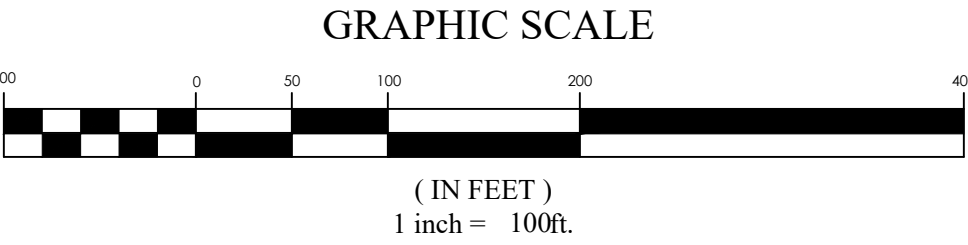
EDGE HOMES OVERALL DESCRIPTION

A portion SE1/4 of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point located N89°29'39"W along the Section line 577.25 feet, N00°30'21"E 27.43 feet and N89°37'17"W 655.94 feet from the Southeast Corner of Section 17, T6S, R2W, SLB&M; thence N89°37'17"W 1,836.20 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.39 feet through a central angle of 89°55'06" Chord: N44°39'45"W 28.26 feet; thence N00°17'48"E 1,137.10 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 34.60 feet through a central angle of 99°07'06" Chord: N49°51'21"E 30.44 feet to a point of reverse curvature and the Southerly Right-of-Way line of Pole Canyon Blvd.; thence along said right-of-way the following two (2) courses: 1) along the arc of a curve to the left having a radius of 1,075.00 feet a distance of 168.00 feet through a central angle of 08°57'15" Chord: S85°03'44"E 167.83 feet; 2) S89°32'21"E 1,917.54 feet; thence S00°22'59"W 725.41 feet; thence N89°43'04"W 249.49 feet; thence S00°27'31"W 434.93 feet to the point of beginning.

Contains: 53.75 acres+/-



VICINITY MAP
N.T.S



FOR
REVIEW
ONLY

POLE CANYON NPA-17A
Eagle Mountain City
Proposed Zoning Exhibit

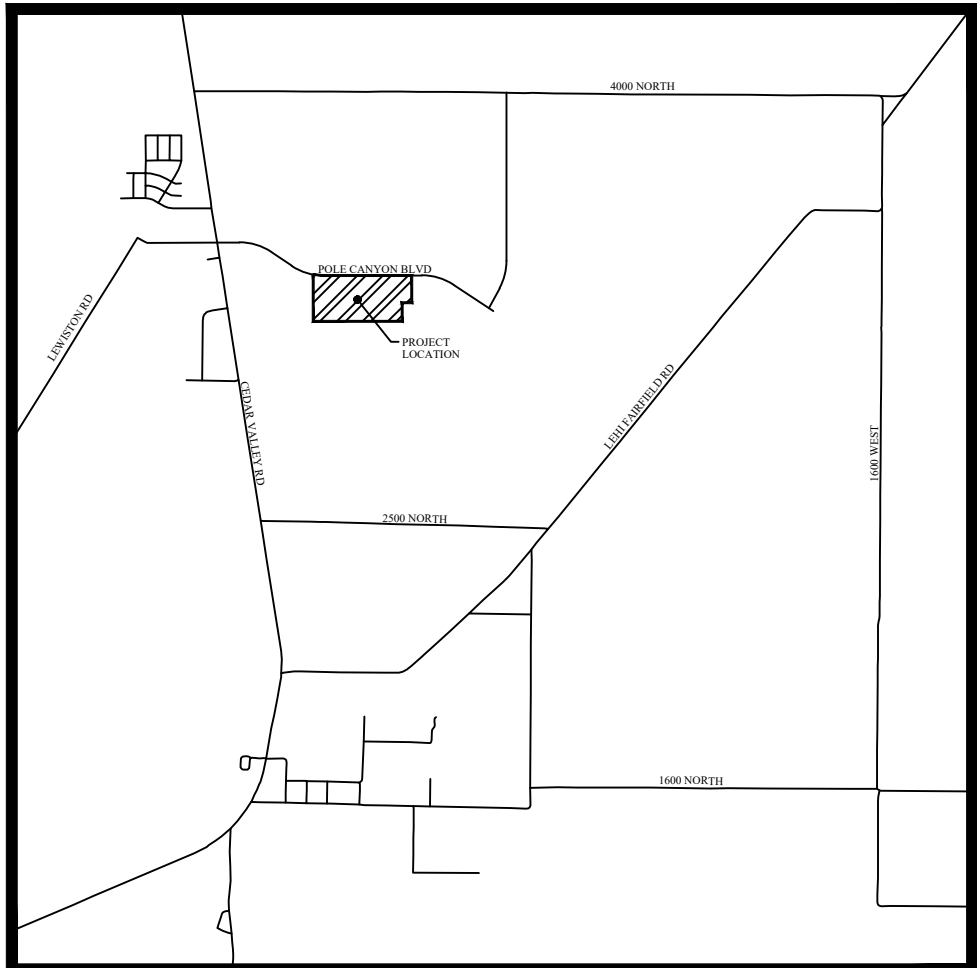
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Proposed Zoning Exhibit

Scale: 1"=100'	Drawn: CJG
Date: 3/15/2021	Job #: 20-0597
Sheet:	



**NEIGHBORHOOD
RESIDENTIAL II
53.75 AC**



VICINITY MAP
N.T.S

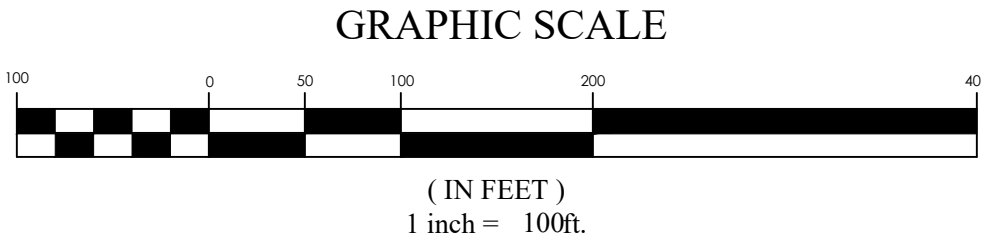
COMPATIBILITY STATEMENT

The land use designation of Neighborhood Planning Area 17A (NPA-17A) of the Pole Canyon Master Development Plan shall be amended to conform to Eagle Mountain City's current land use designations that fall within the proposed zoning of NPA-17A, which shall adhere to the Land Use Element of the Pole Canyon Master Development Plan and the vested densities allowed in NPA-17 as outlined in Sections 1.2 and 4.3 of the Pole Canyon Master Development Plan.

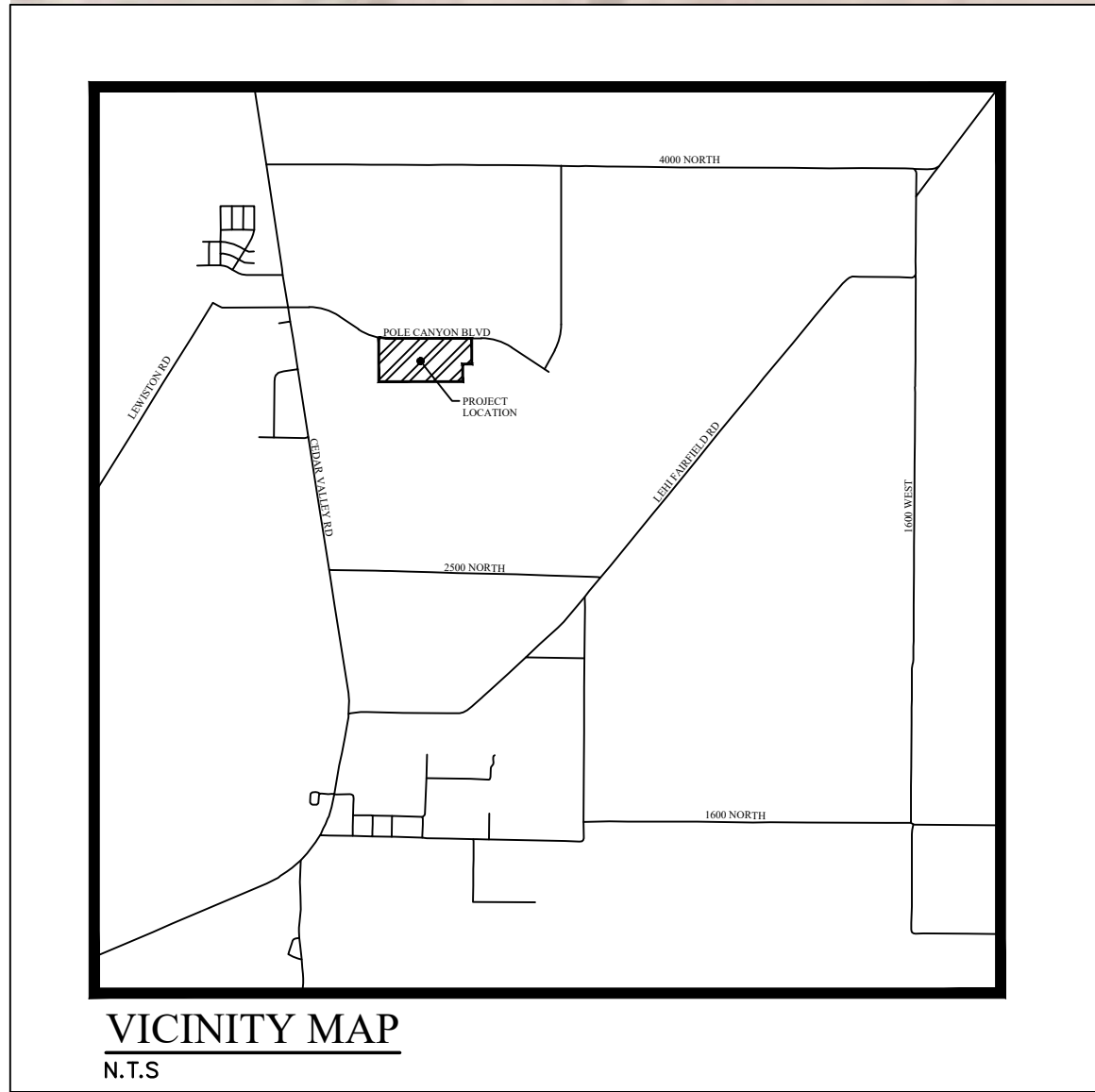
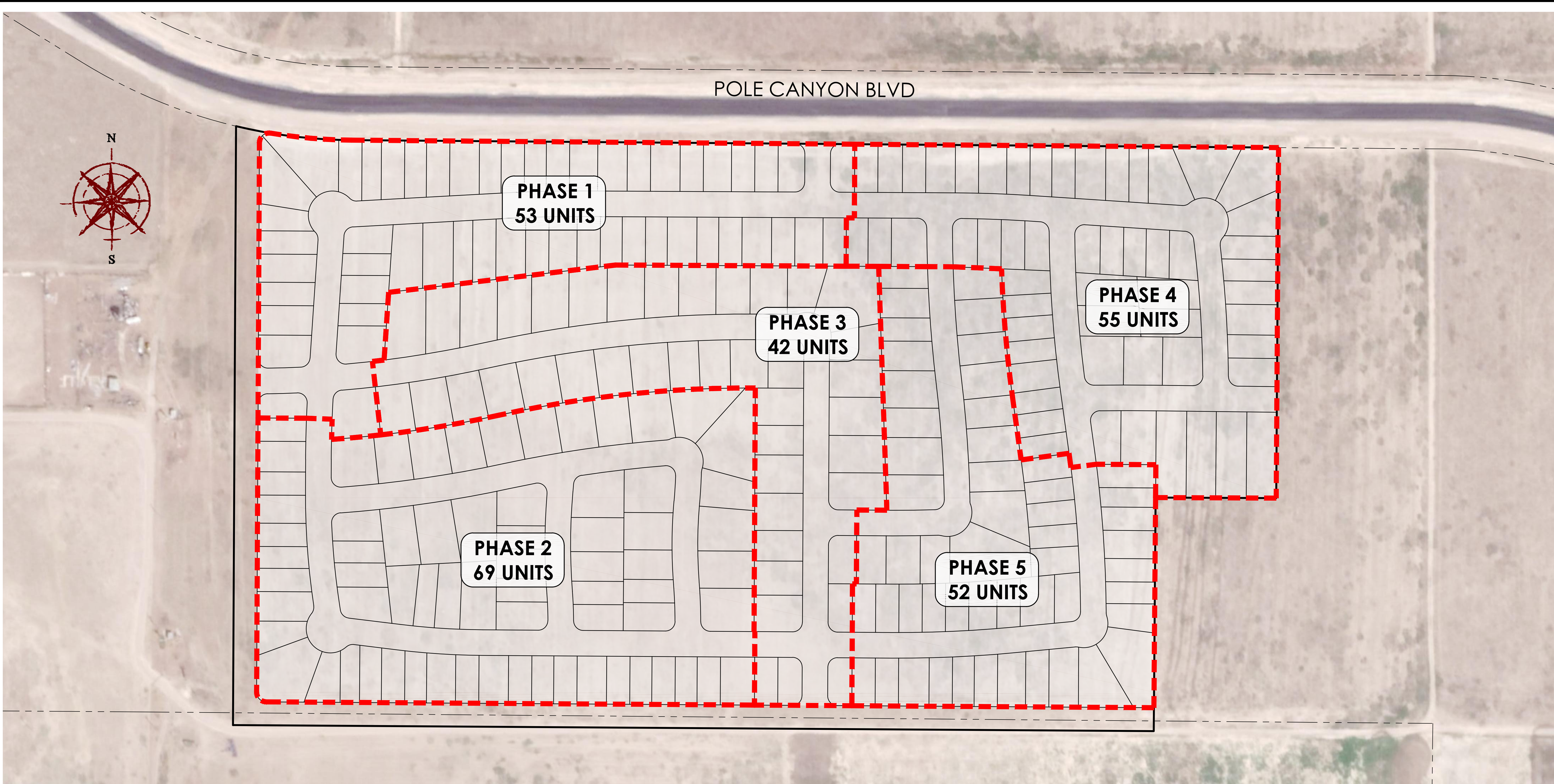
EDGE HOMES OVERALL DESCRIPTION

A portion SE1/4 of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point located N89°29'39"W along the Section line 577.25 feet, N00°30'21"E 27.43 feet and N89°37'17"W 655.94 feet from the Southeast Corner of Section 17, T6S, R2W, SLB&M; thence N89°37'17"W 1,836.20 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.39 feet through a central angle of 89°55'06" Chord: N44°39'45"W 28.26 feet; thence N00°17'48"E 1,137.10 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 34.60 feet through a central angle of 99°07'06" Chord: N49°51'21"E 30.44 feet to a point of reverse curvature and the Southerly Right-of-Way line of Pole Canyon Blvd.; thence along said right-of-way the following two (2) courses: 1) along the arc of a curve to the left having a radius of 1,075.00 feet a distance of 168.00 feet through a central angle of 08°57'15" Chord: S85°03'44"E 167.83 feet; 2) S89°32'21"E 1,917.54 feet; thence S00°22'59"W 725.41 feet; thence N89°43'04"W 249.49 feet; thence S00°27'31"W 434.93 feet to the point of beginning.

Contains: 53.75 acres+/-



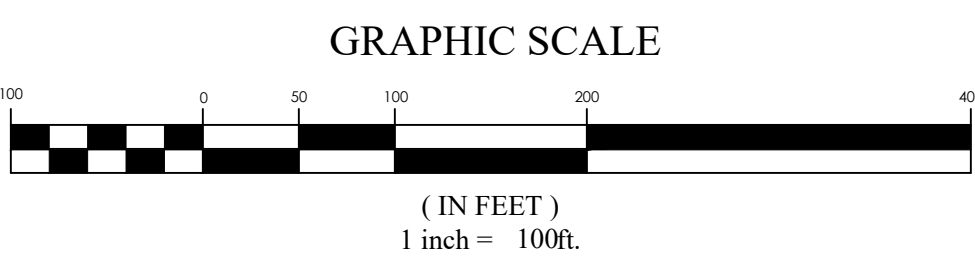
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EDGE HOMES OVERALL DESCRIPTION

A portion SE1/4 of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°29'39"W along the Section line 577.25 feet, N00°30'21"E 27.43 feet and N89°37'17"W 655.94 feet from the Southeast Corner of Section 17, T6S, R2W, SLB&M; thence N89°37'17"W 1,836.20 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.39 feet through a central angle of 89°55'06" Chord: N44°39'45"W 28.26 feet; thence N00°17'48"E 1,137.10 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 34.60 feet through a central angle of 99°07'06" Chord: N49°51'21"E 30.44 feet to a point of reverse curvature and the Southerly Right-of-Way line of Pole Canyon Blvd.; thence along said right-of-way the following two (2) courses: 1) along the arc of a curve to the left having a radius of 1,075.00 feet a distance of 168.00 feet through a central angle of 08°57'15" Chord: S85°03'44"E 167.83 feet; 2) S89°32'21"E 1,917.54 feet; thence S00°22'59"W 725.41 feet; thence N89°43'04"W 249.49 feet; thence S00°27'31"W 434.93 feet to the point of beginning.



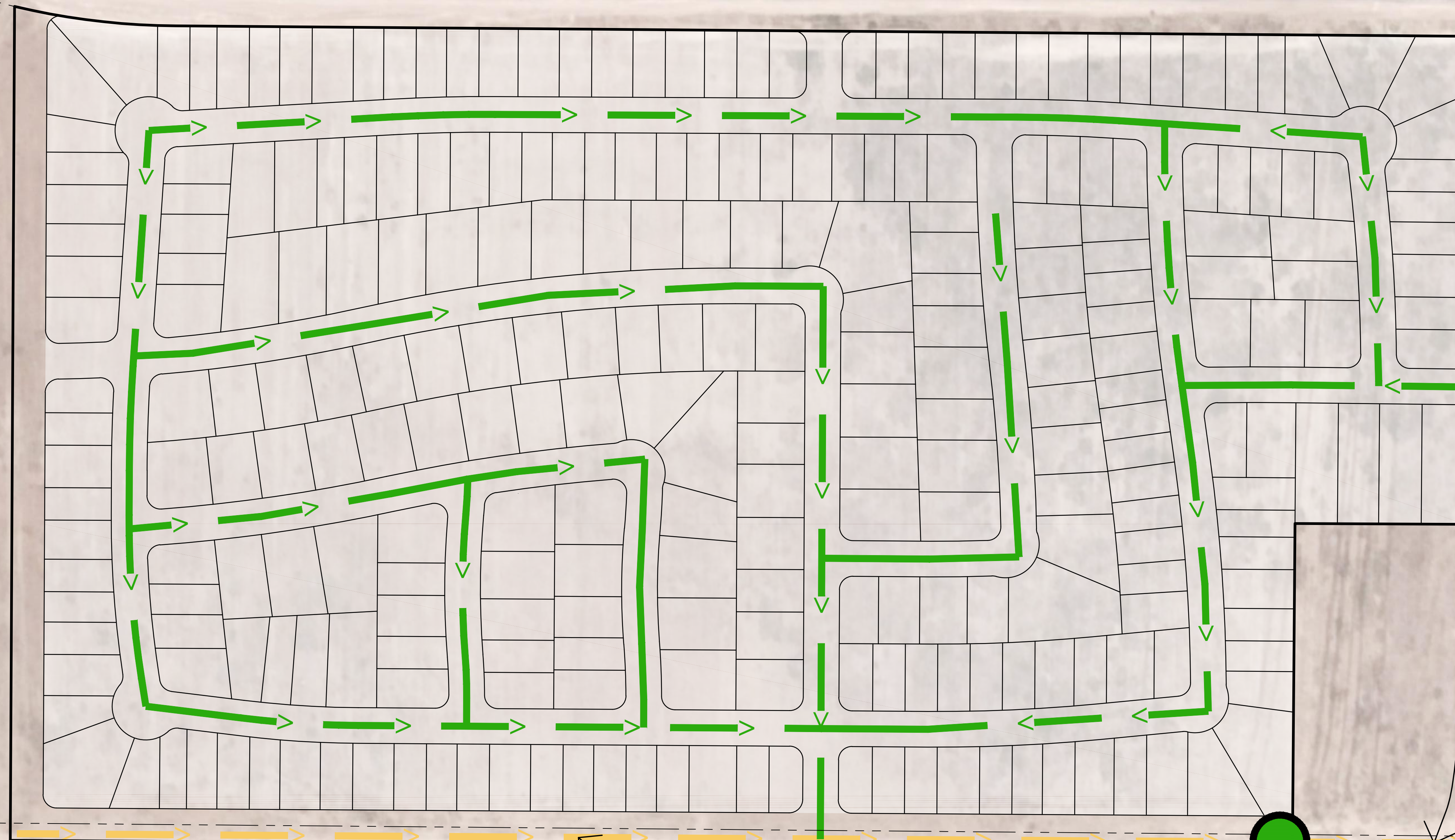
Contains: 53.75 acres+/-



FOR
REVIEW
ONLY

POLE CANYON NPA-17A
Eagle Mountain City
Phasing Exhibit

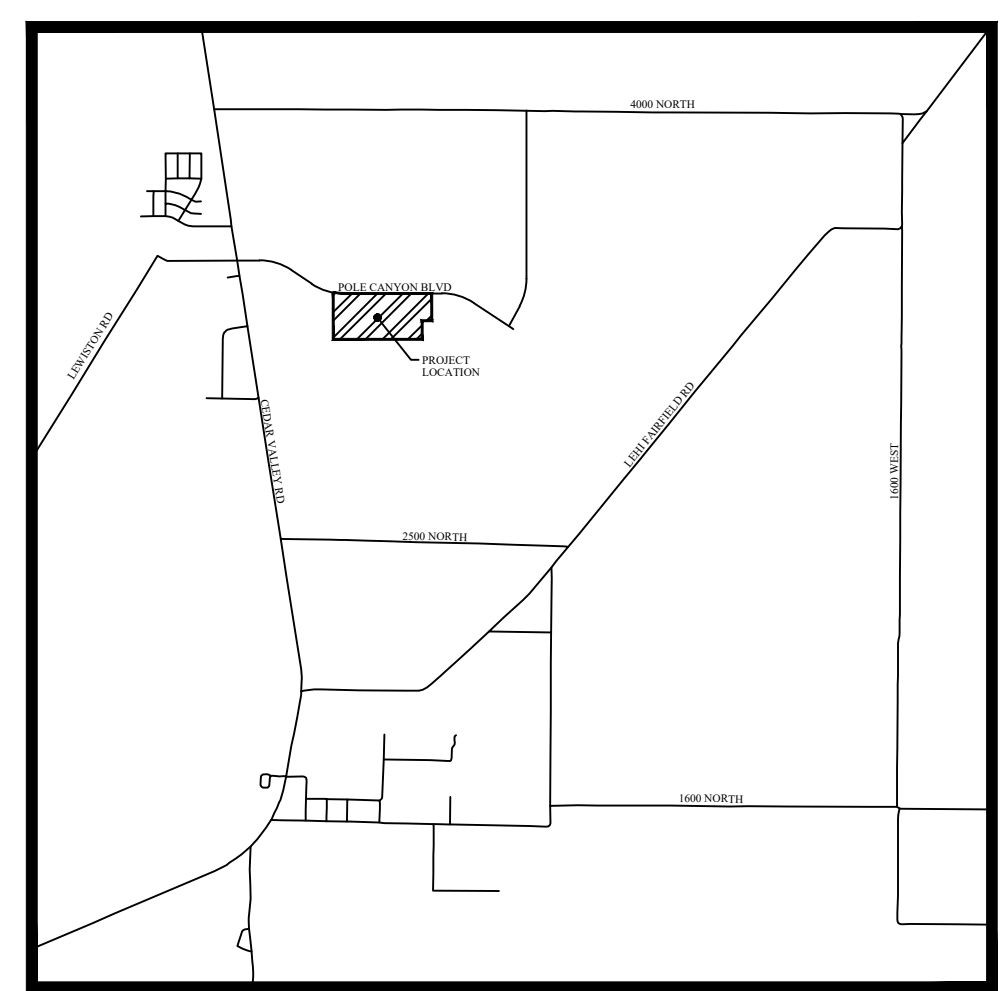
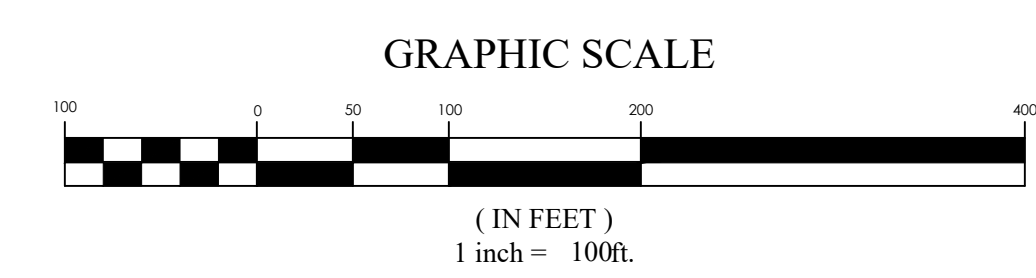
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OFF-SITE SEWER

**OFF-SITE SEWER - FOR
FUTURE DEVELOPMENT**

TOTAL: 271 UNITS



VICINITY MAP
N.T.S

FOR
REVIEW
ONLY

POLE CANYON NPA-17A

Eagle Mountain City Backbone On-site Sewer Exhibit

REVISION BLOCK		
#	DATE	DESCRIPTION
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Backbone On-site Sewer Exhibit

Scale: 1"=100'	Drawn: CJG
Date: 3/15/2021	Job #: 20-0597
Sheet:	

7	6	#####	#####
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\\design\20-0597 Pole Canyon Take Down\20-0597 On-site Sewer Exhibit.dwg



POLE CANYON BLVD

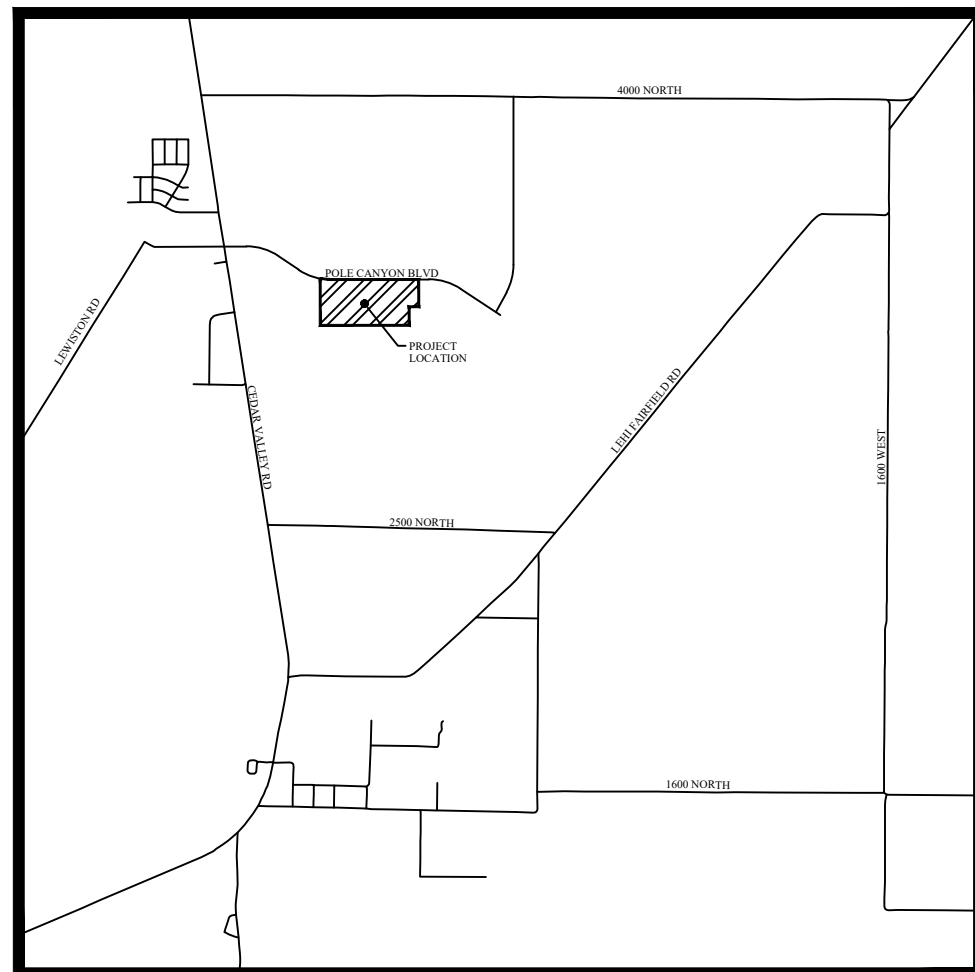
271 UNITS

OFFSITE SEWER

CONNECT TO
EXISTING SEWER

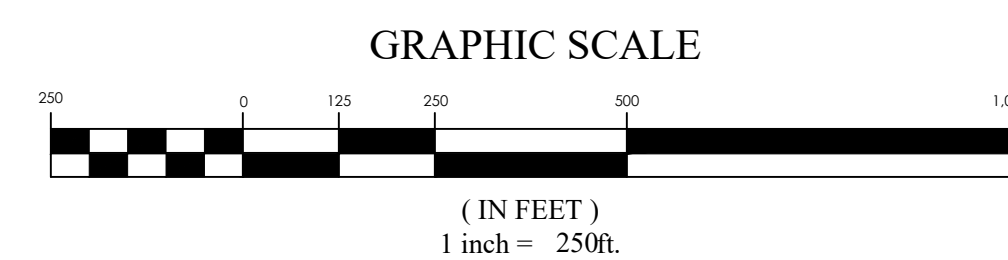
OFFSITE SEWER FOR
FUTURE DEVELOPMENT

EXISTING SEWER



VICINITY MAP
N.T.S.

- OFF-SITE SEWER - EXISTING
- OFF-SITE SEWER
- OFF-SITE SEWER - FOR FUTURE DEVELOPMENT



FOR
REVIEW
ONLY

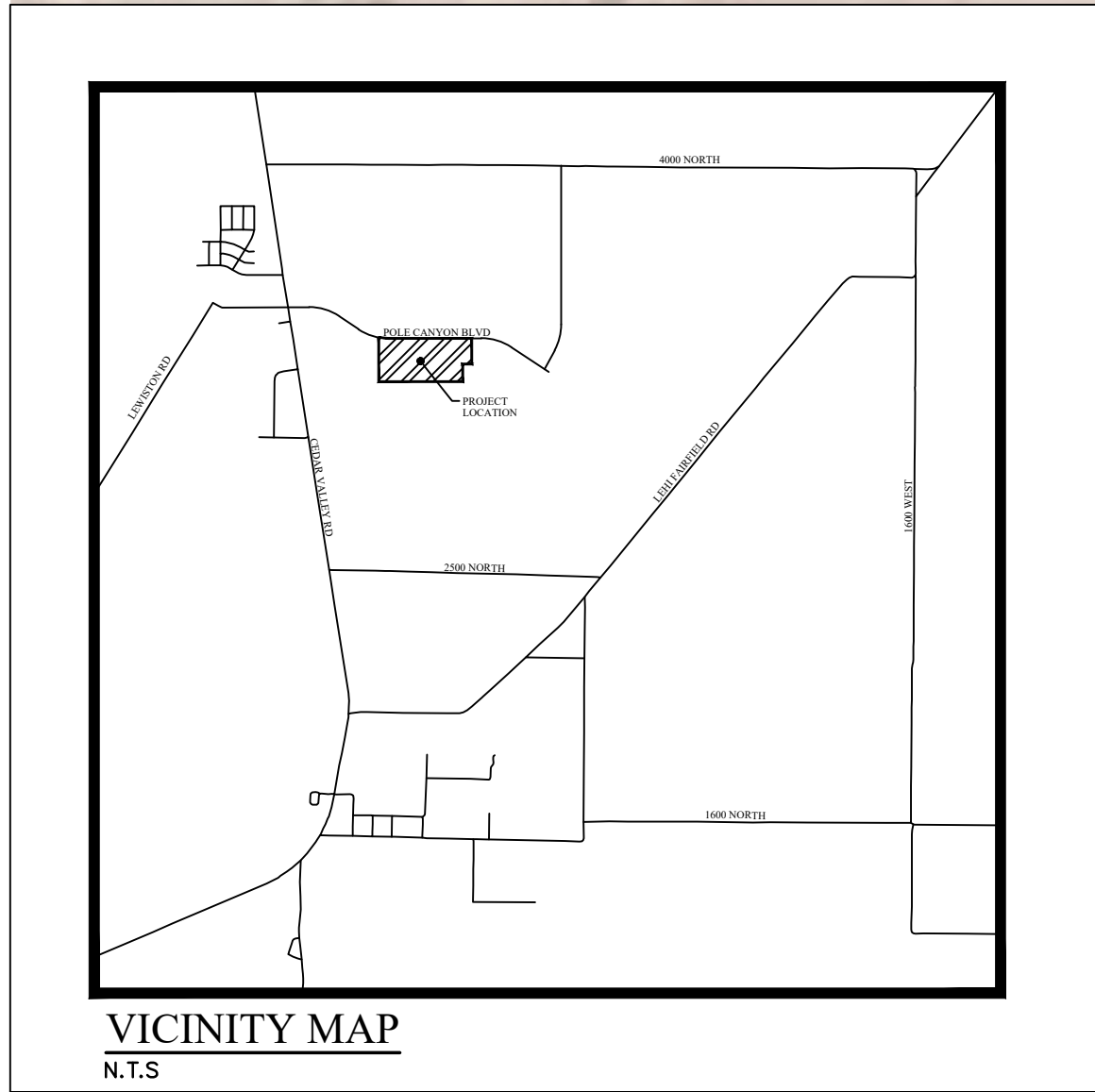
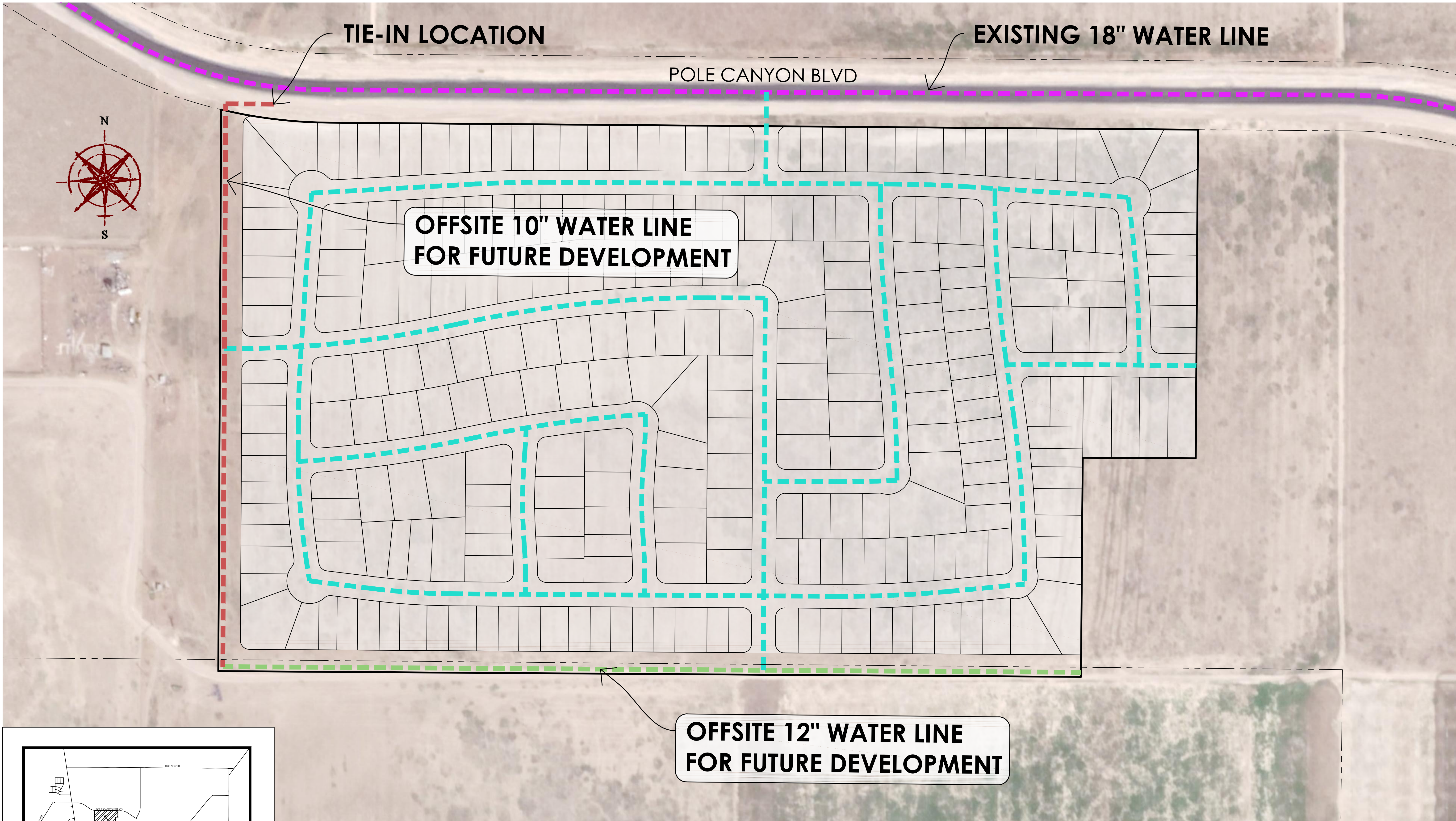
POLE CANYON NPA-17A

Eagle Mountain City
Backbone Off-site Sewer Exhibit

REVISION BLOCK		DESCRIPTION	
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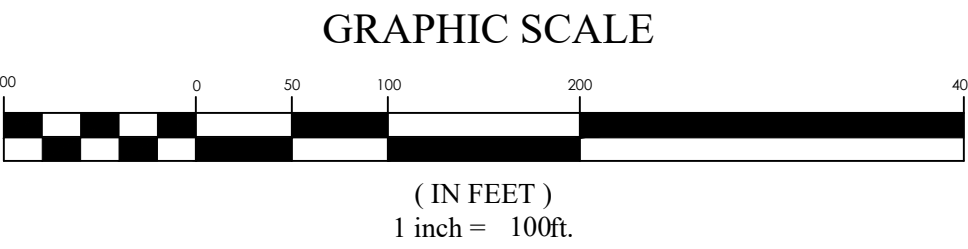
Backbone
Off-site Sewer
Exhibit

Scale: 1"=100' Drawn: CJG
Date: 3/15/2021 Job #: 20-0597
Sheet:



VICINITY MAP
N.T.S.

- 8" CULINARY WATER LINE
- 10" CULINARY WATER LINE
- 12" CULINARY WATER LINE
- 18" CULINARY WATER LINE



POLE CANYON NPA-17A

Eagle Mountain City

Backbone Culinary Water Exhibit

ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

REVISION BLOCK	
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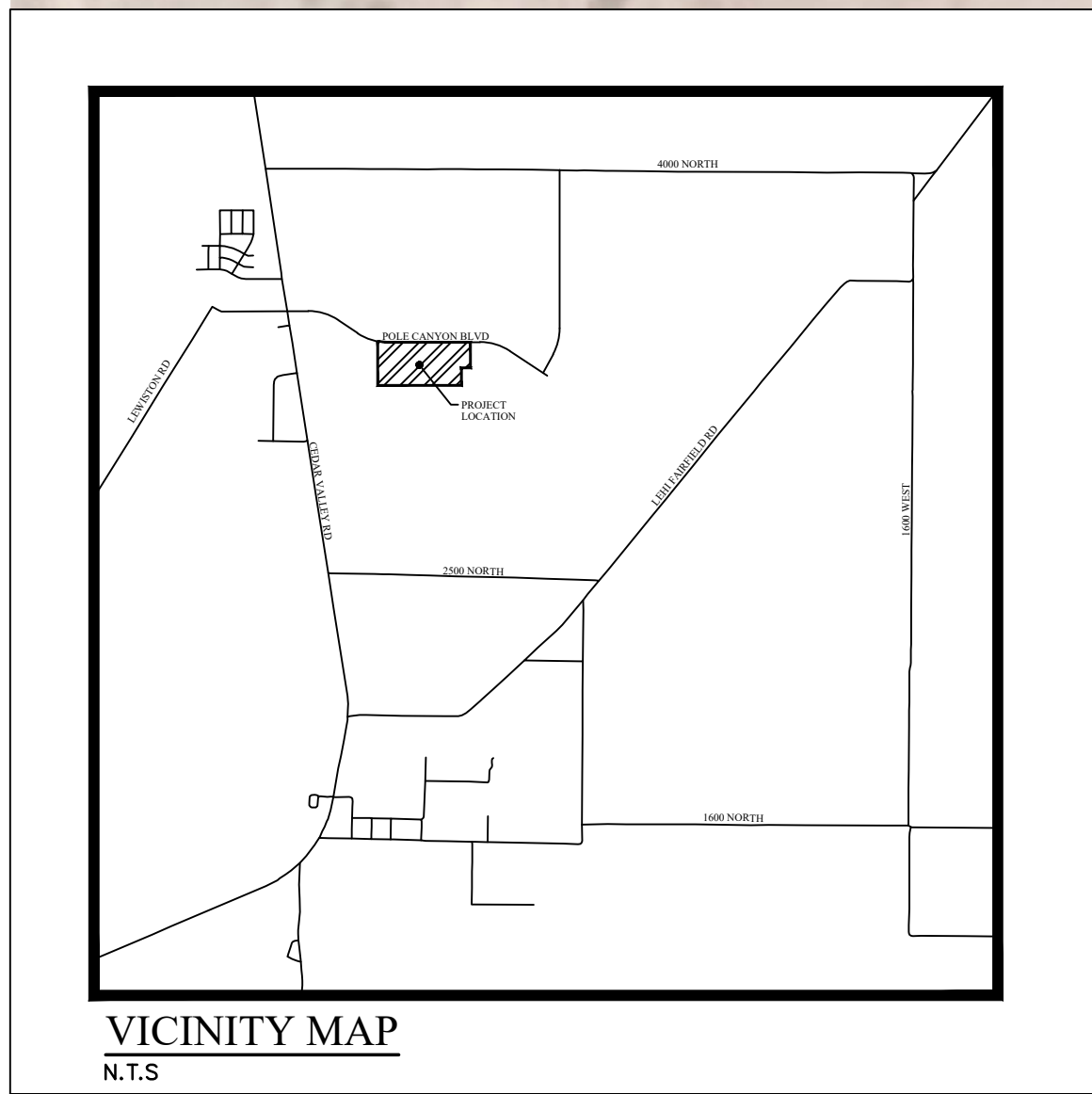
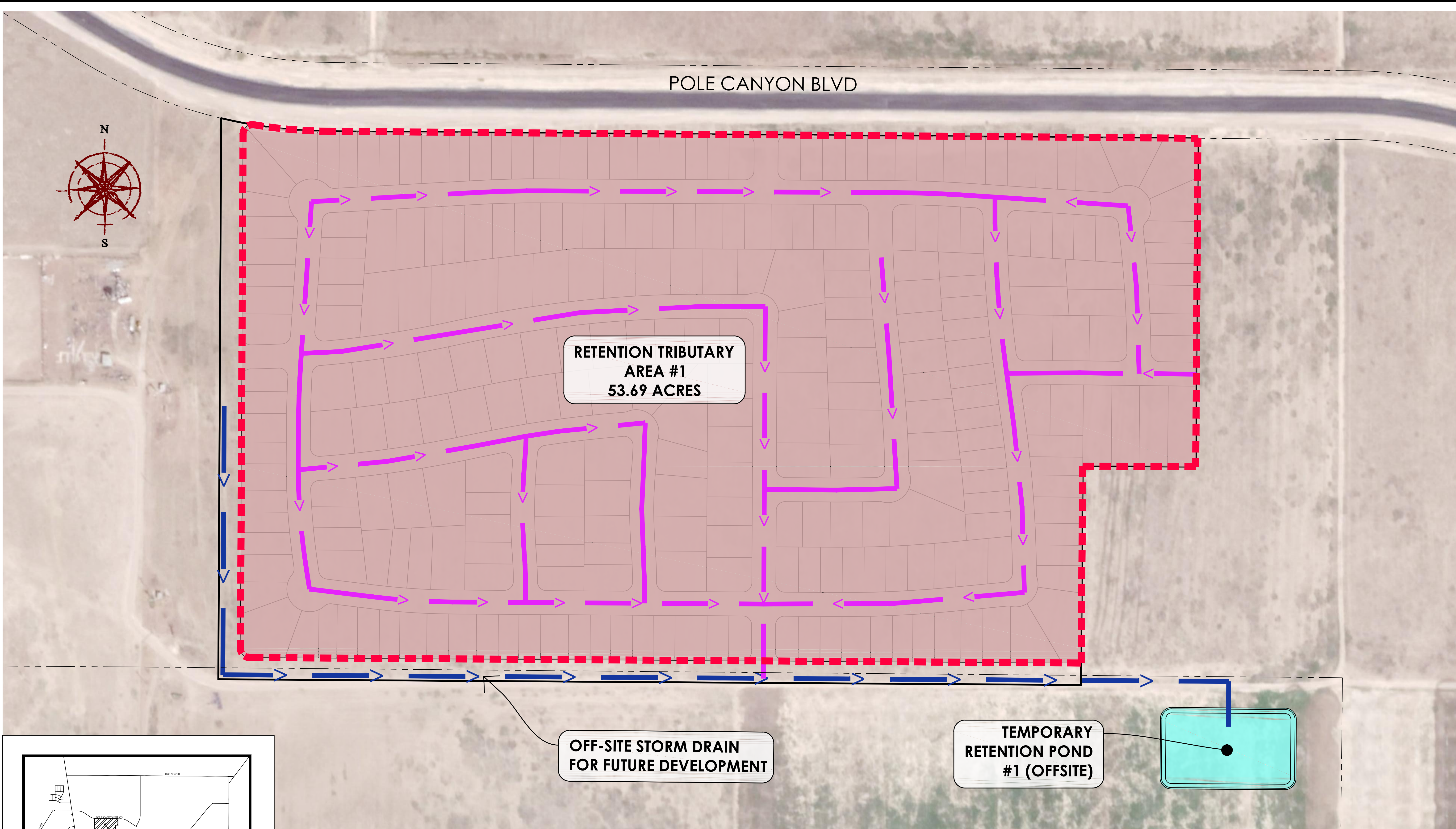
Backbone Culinary Water Exhibit

Scale: 1"=100' Drawn: CJG

Date: 3/15/2021 Job #: 20-0597

Sheet: 8 OF 11

Z:_2020\20-0597 Pole Canyon Take Down\Design\20-0597 Culinary Water Exhibit.dwg

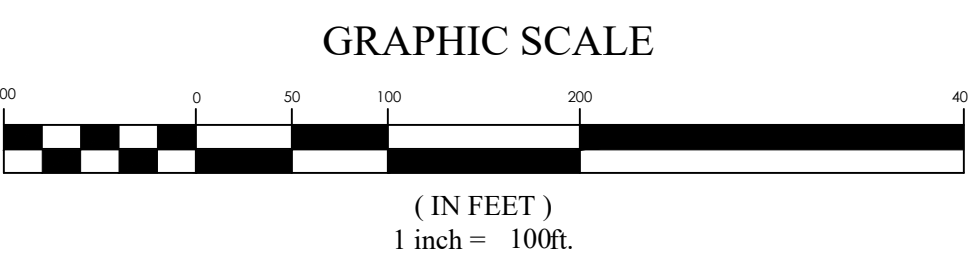


VICINITY MAP
N.T.S.

OFF-SITE STORM DRAIN
FOR FUTURE DEVELOPMENT

TEMPORARY
RETENTION POND
#1 (OFFSITE)

- ON-SITE STORM DRAIN
- OFF-SITE STORM DRAIN
- STORM DRAIN POND
- DETENTION TRIBUTARY AREA #1



FOR
REVIEW
ONLY

POLE CANYON NPA-17A
Eagle Mountain City
Backbone Storm Drain Exhibit

REVISION BLOCK		DATE	DESCRIPTION
#	1	###	###
	2	###	###
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	4	###	###
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Z:_2020\20-0597 Pole Canyon Take Down\Design\20-0597 Storm Drain Exhibit.dwg

REVISION BLOCK		
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Scale: 1"=100'	Drawn: CJG
Date: 3/15/2021	Job #: 20-0597



- GRAPHIC SCALE**
- 5 0 2.5 5 10
- (IN FEET)
- 1 inch = 5 ft.





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

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C1.1	PHASING EXHIBIT
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	PRELIMINARY SITE PLAN
C3.1	PRELIMINARY SITE PLAN
C3.2	ROAD CROSS SECTIONS
C4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
C4.3	PRELIMINARY GRADING & DRAINAGE PLAN
C4.4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.5	PRELIMINARY GRADING & DRAINAGE PLAN
C5	PRELIMINARY UTILITY PLAN
C5.1	PRELIMINARY UTILITY PLAN
C6	EROSION CONTROL PLAN

EAGLE MOUNTAIN, UT

COVER SHEET

REVISION BLOCK		
#	DATE	DESCRIPTION
1	10-1-20	
2	10-1-20	
3	10-1-20	
4	10-1-20	
5	10-1-20	
6	10-1-20	

COVER SHEET

Scale: 1"=150'	Drawn: JRW
Date: 4/28/2021	Job #: 20-0597
Sheet:	

C1



**FOR
REVIEW
ONLY**



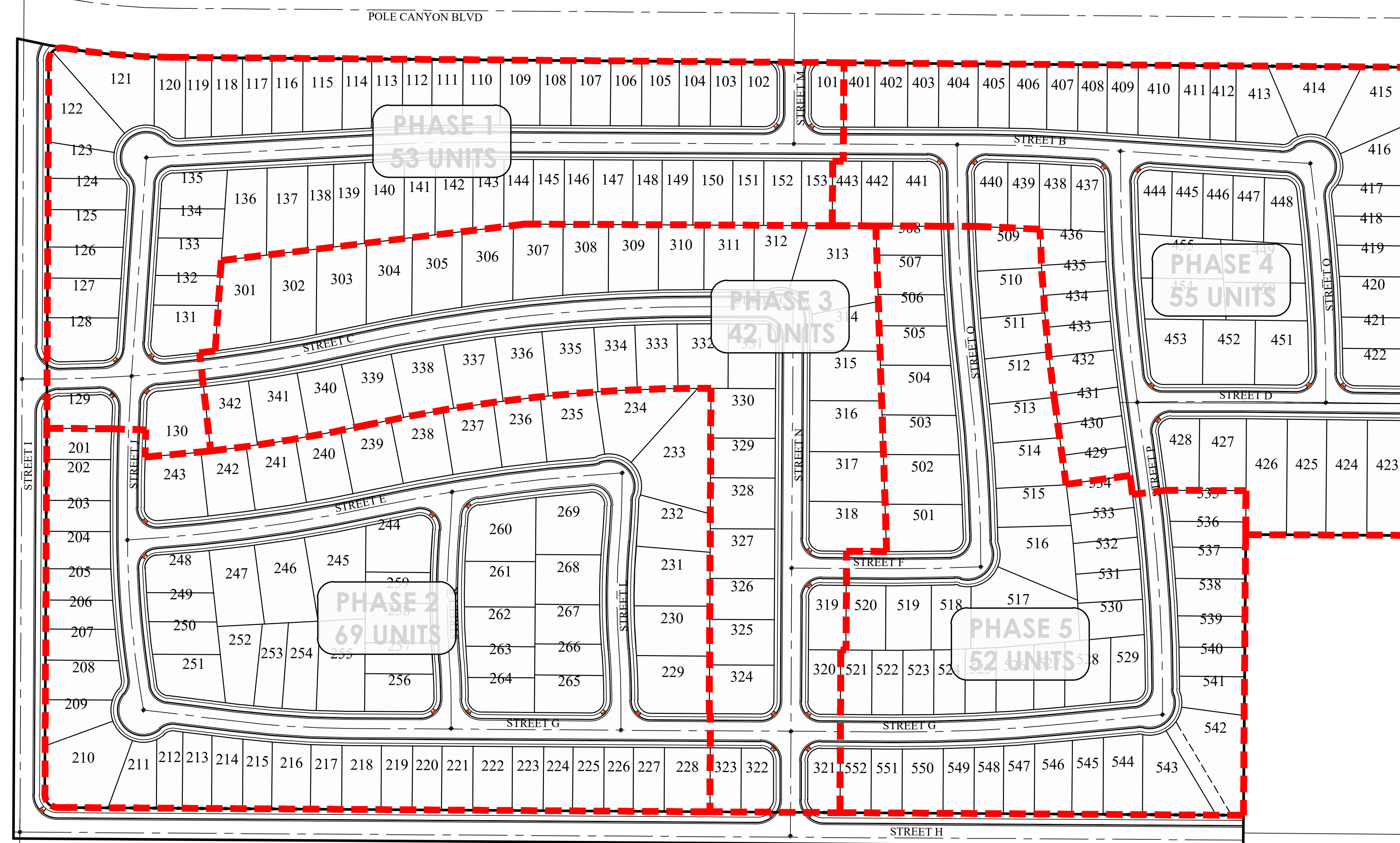
POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PHASING EXHIBIT

REVISION BLOCK		DATE	DESCRIPTION
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	3	10/1/2024	
	4	10/1/2024	
	5	10/1/2024	
	6	10/1/2024	

PHASING EXHIBIT

Scale: 1"=100'	Drawn: JRW
Date: 4/28/2021	Job #: 20-0597

C1.1

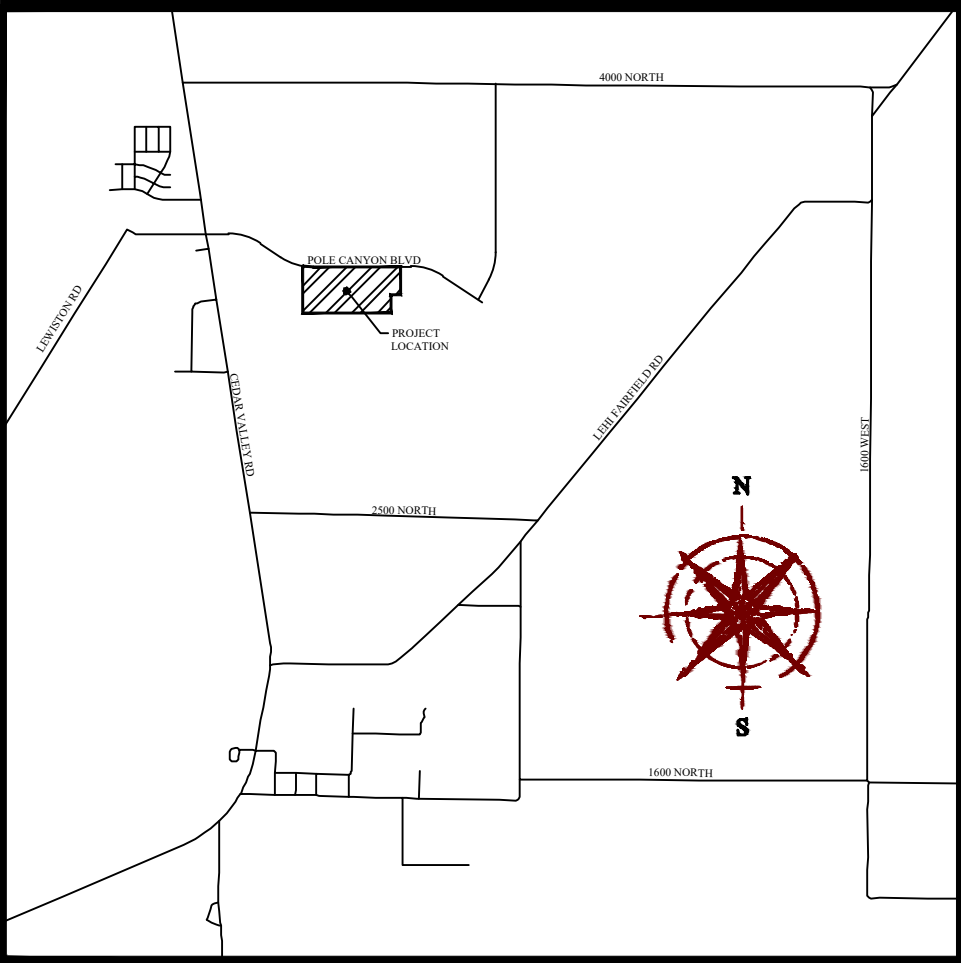


GRAPHIC SCALE

(IN FEET)
1 inch = 100ft.



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



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

PLAT CALCULATIONS

TOTAL ACREAGE:	57.19± ACRES
TOTAL ACREAGE IN LOTS:	41.11± ACRES
TOTAL ACREAGE IN ROW:	16.08± ACRES
TOTAL OPEN SPACE:	0.00± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	0.15± ACRES
LARGEST LOT SIZE:	0.37± ACRES
SMALLEST LOT SIZE:	0.10± ACRES
OVERALL DENSITY:	4.74 LOTS/ACRE
TOTAL # OF LOTS:	271 LOTS

NOTES

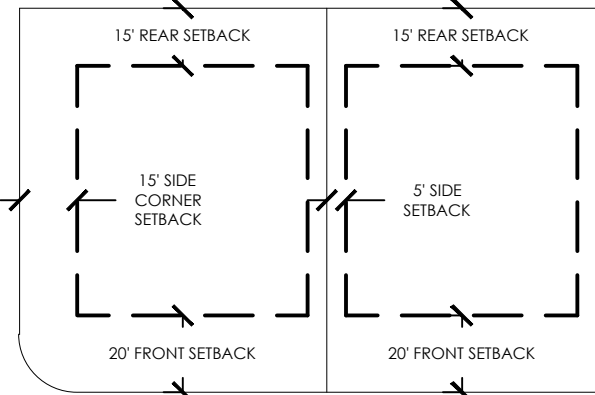
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

BOUNDARY DESCRIPTION

A portion SE1/4 of Section 17 and a portion of the NE1/4 of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point located N89°29'39"W along the Section line 577.25 feet from the Southeast Corner of Section 17, T6S, R2W, SLB&M; thence S00°27'31"W 21.07 feet thence N89°37'17"W 1,904.53 feet; thence N00°17'48"E 1239.26 feet to the Southerly Right-of-Way line of Pole Canyon Blvd.; thence along said right-of-way line the following two (2) courses: 1) along the arc of a curve to the left having a radius of 1,075.00 feet a distance of 241.04 feet through a central angle of 12°50'50" Chord: S83°06'56"E 240.54 feet; 2) S89°32'21"E 1,917.54 feet; thence S00°22'59"W 725.41 feet; thence N89°43'04"W 249.49 feet; thence S00°27'31"W 462.36 feet to the point of beginning.

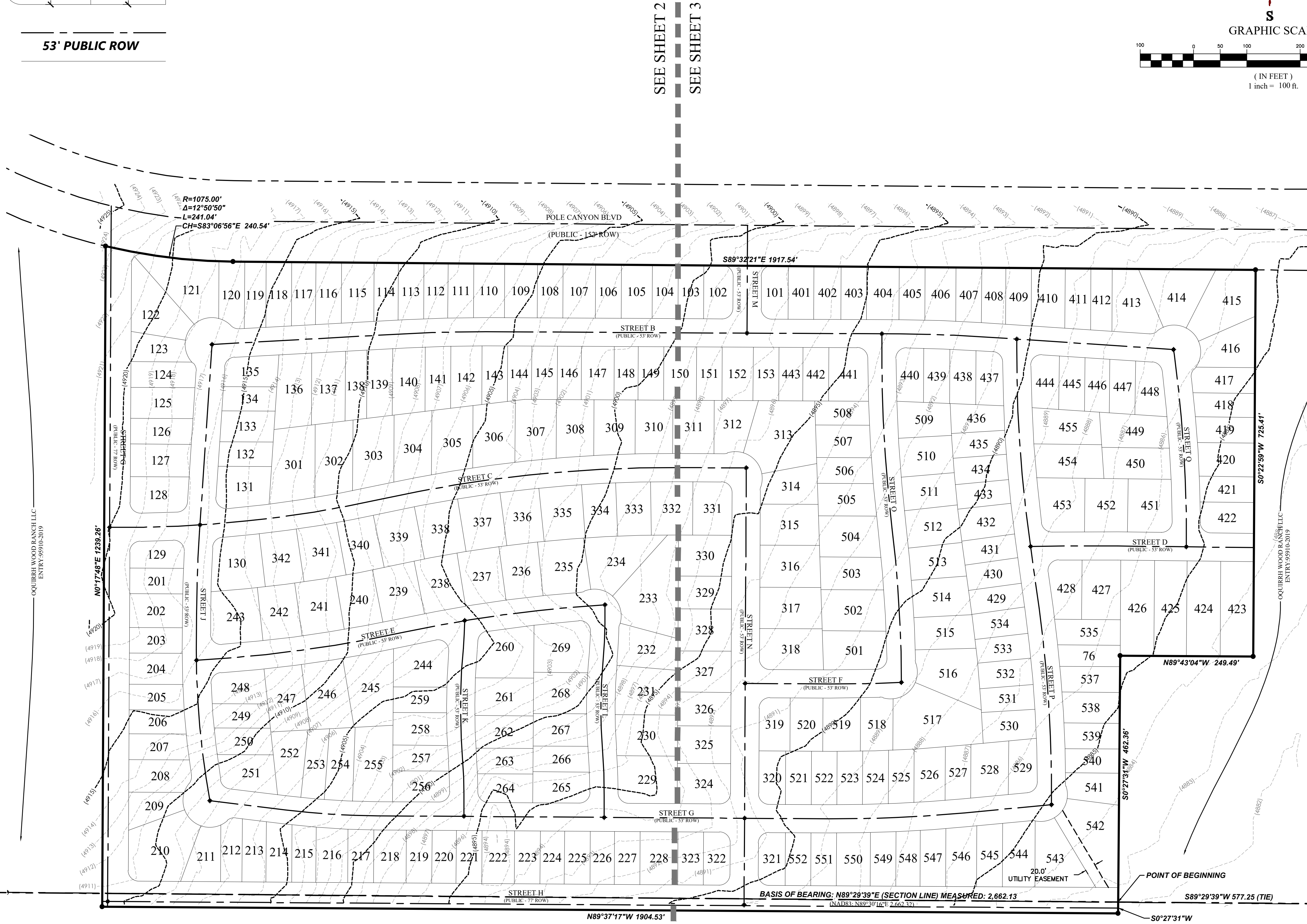
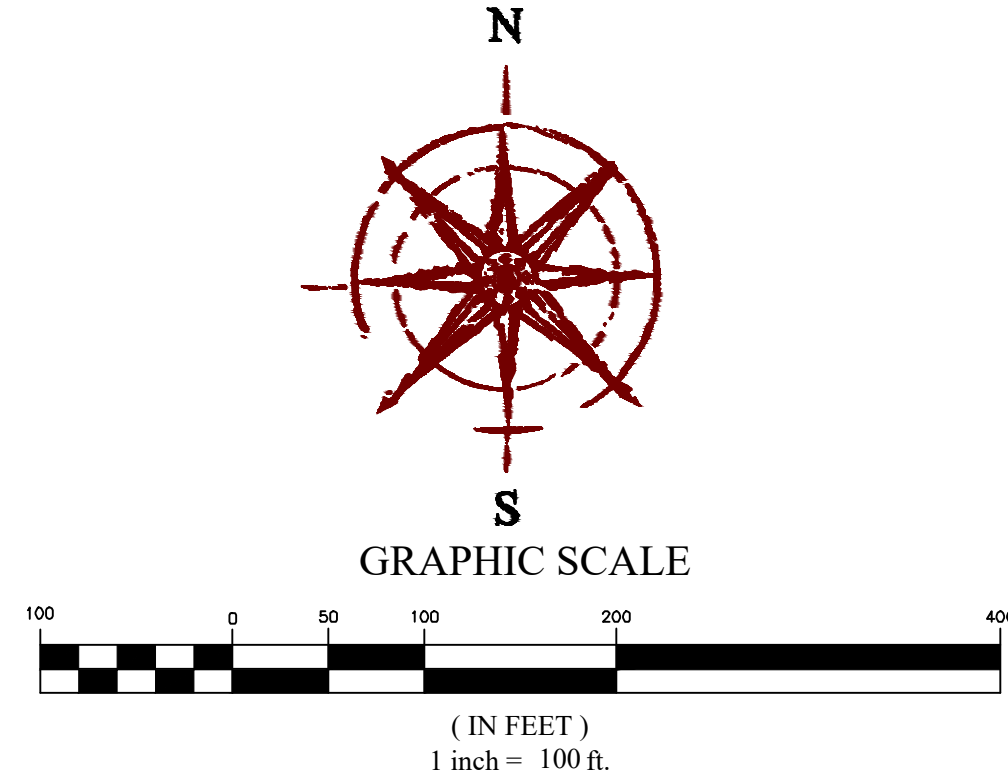
Contains: 57.19 acres+/-

SETBACK DETAILS



53' PUBLIC ROW

POLE CANYON NPA-17
SUBDIVISION
PRELIMINARY PLAT



SOUTH 1/4 CORNER OF
SECTION 17, T6S, R2W, SLB&M
1958 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF
SECTION 17, T6S, R2W, SLB&M
1958 UTAH COUNTY MONUMENT

POLE CANYON NPA-17
EAGLE MOUNTAIN, UT
PRELIMINARY PLAT

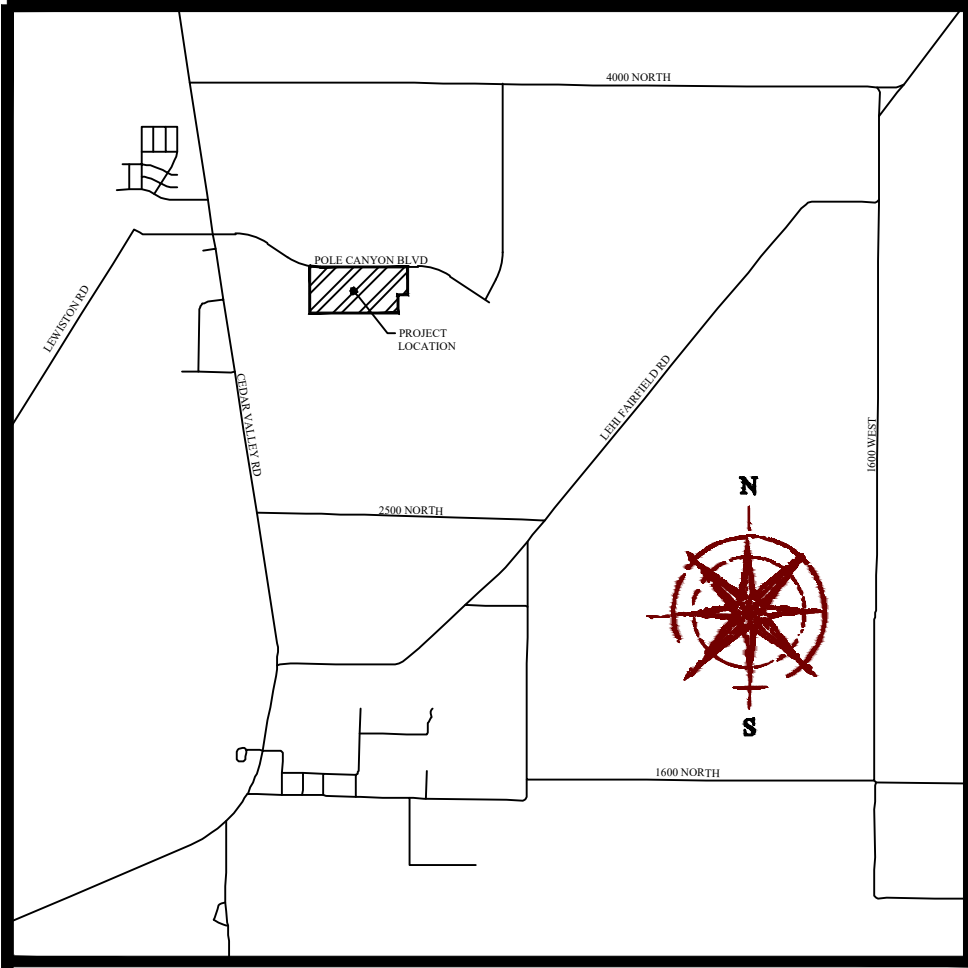
REVISION BLOCK

#	DATE	DESCRIPTION
1		
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OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Scale: 1:100
Date: 02/23/2021
Job #: 20-0597

Sheet: 1 OF 3



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

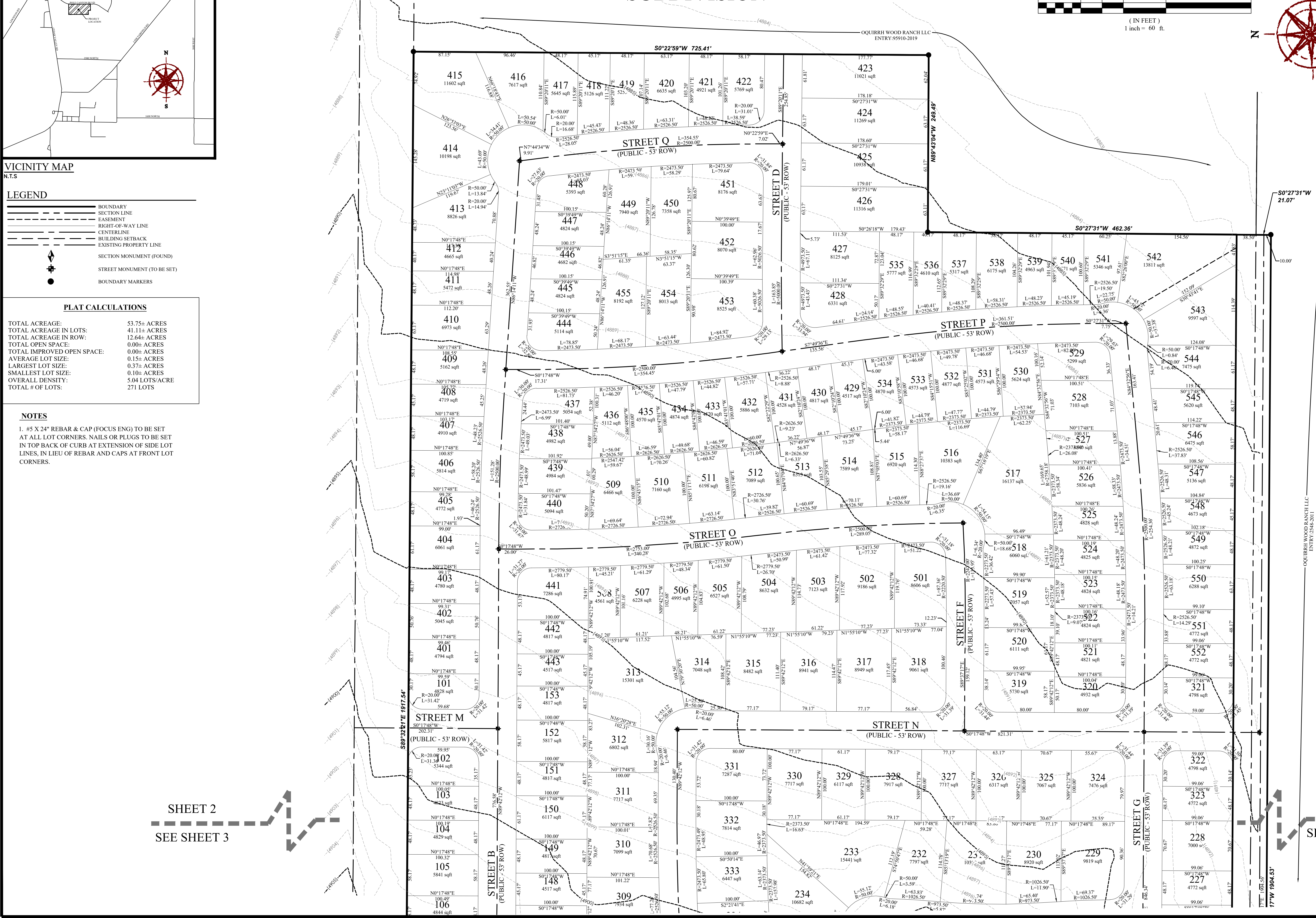
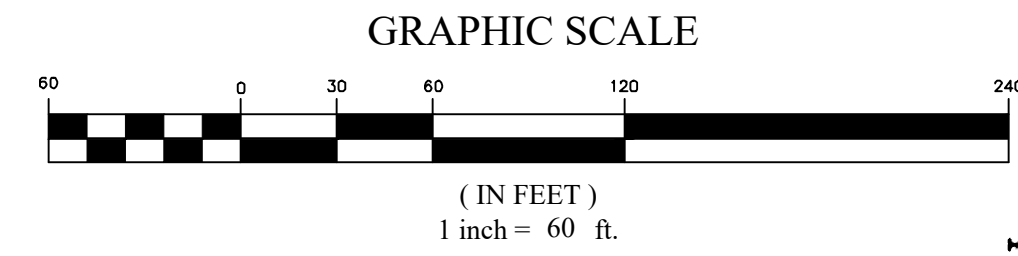
PLAT CALCULATIONS

TOTAL ACREAGE: 53.75± ACRES
TOTAL ACREAGE IN LOTS: 41.11± ACRES
TOTAL ACREAGE IN ROW: 12.64± ACRES
TOTAL OPEN SPACE: 0.00± ACRES
TOTAL IMPROVED OPEN SPACE: 0.15± ACRES
AVERAGE LOT SIZE: 0.37± ACRES
LARGEST LOT SIZE: 0.10± ACRES
SMALLEST LOT SIZE: 0.10± ACRES
OVERALL DENSITY: 5.04 LOTS/ACRE
TOTAL # OF LOTS: 271 LOTS

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

POLE CANYON PRELIMINARY PLAT
SUBDIVISION



SHEET 2
SEE SHEET 3

SHEET 2
SEE SHEET 3



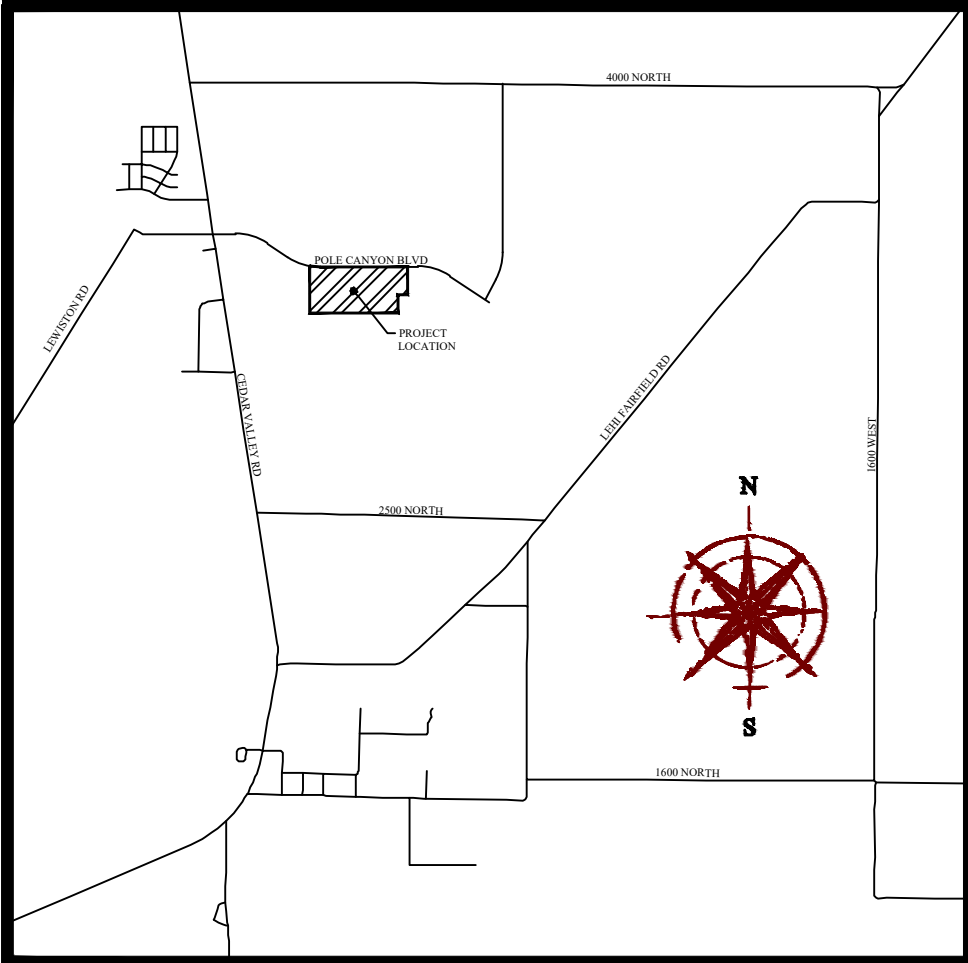
FOR
REVIEW
ONLY

POLE CANYON
EAGLE MOUNTAIN, UT
PRELIMINARY PLAT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Scale: 1:60
Date: 02/23/2021
Job #: 20-0597
Sheet:



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

PLAT CALCULATIONS

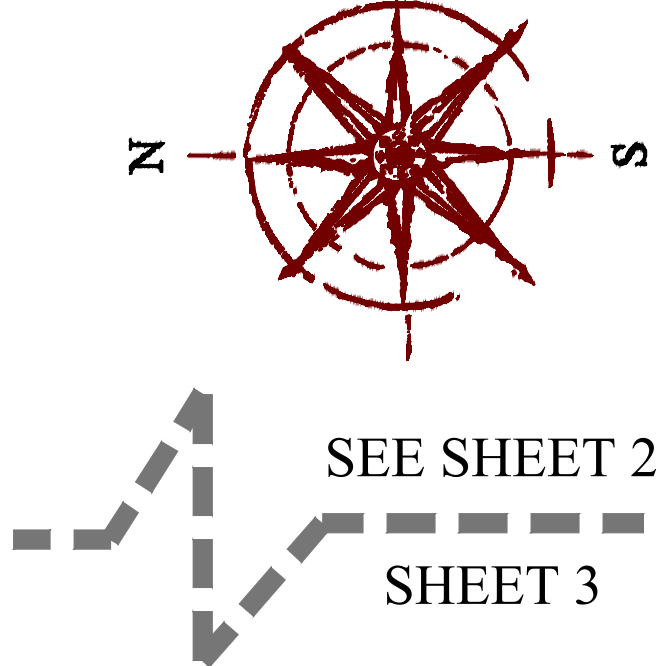
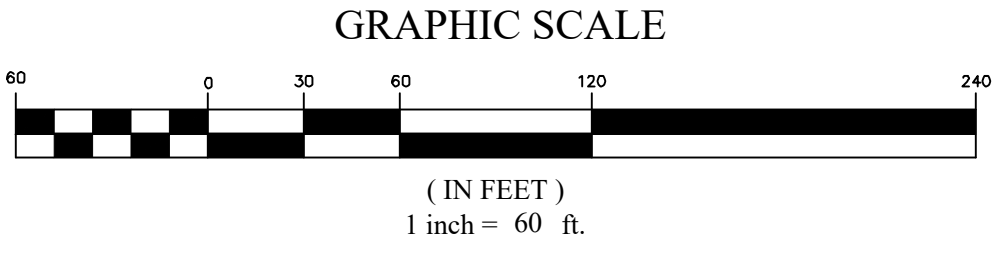
TOTAL ACREAGE:	53.75± ACRES
TOTAL ACREAGE IN LOTS:	41.11± ACRES
TOTAL ACREAGE IN ROW:	12.64± ACRES
TOTAL OPEN SPACE:	0.00± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	0.15± ACRES
LARGEST LOT SIZE:	0.37± ACRES
SMALLEST LOT SIZE:	0.10± ACRES
OVERALL DENSITY:	5.04 LOTS/ACRE
TOTAL # OF LOTS:	271 LOTS

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

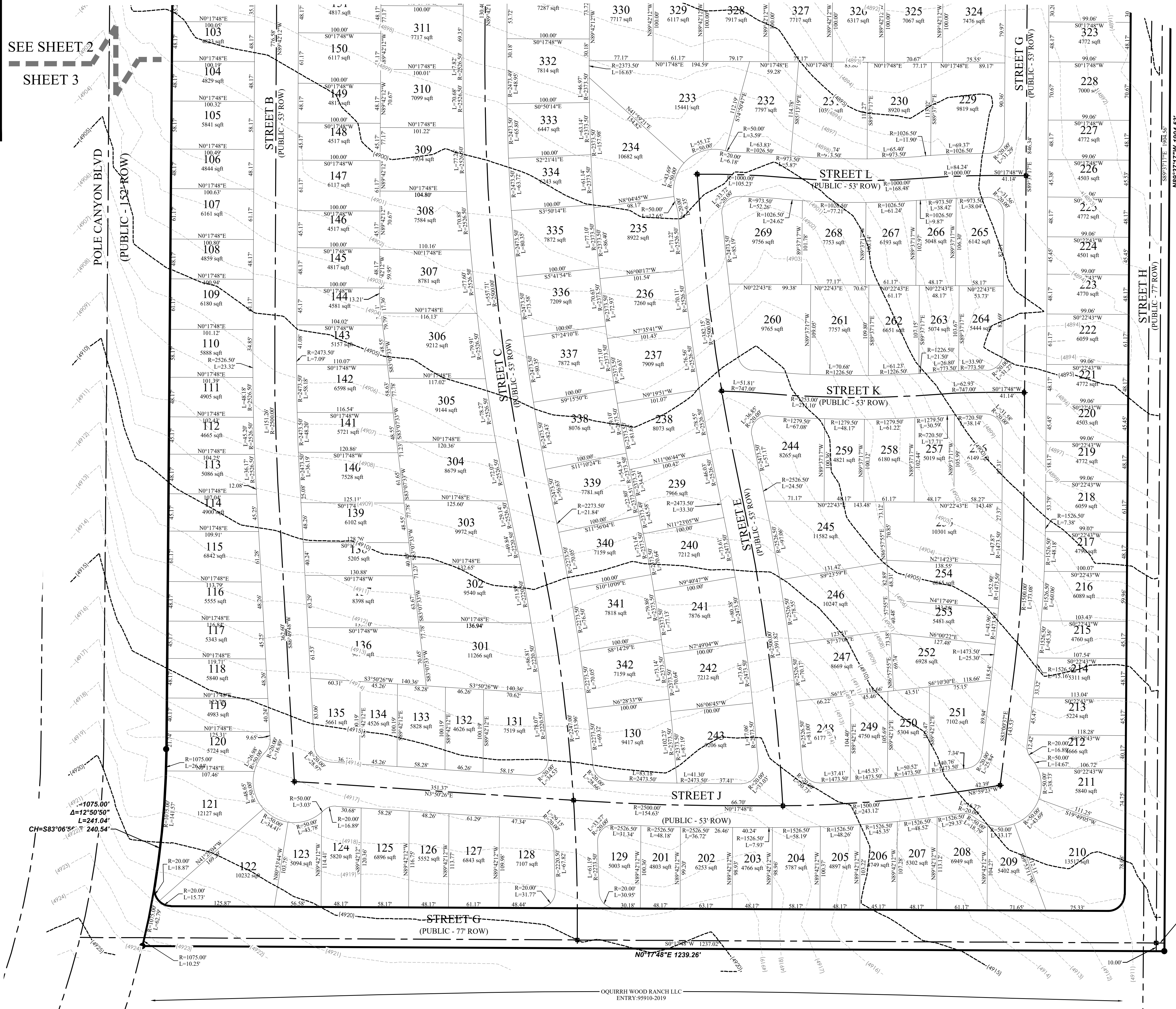
POLE CANYON PRELIMINARY PLAT

SUBDIVISION



SEE SHEET 2
SHEET 3

SEE SHEET 2
SHEET 3



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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

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POLE CANYON

EAGLE MOUNTAIN, UT

PRELIMINARY PLAT

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Scale: 1:60
Date: 02/23/2021
Job #: 20-0597
Sheet:

1. OPEN SPACE REQUIREMENTS WILL BE CALCULATED USING EAGLE MOUNTAIN CITY'S OPEN SPACE WORKSHEET. NPA-17 AND THE SURROUNDING AREAS WILL CONSOLIDATE THE REQUIRED OPEN SPACE AND PROVIDE THE REQUIRED ACREAGE AND AMENITIES IN A LARGE AND CENTRALLY LOCATED REGIONAL PARK.



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



(IN FEET)
1 inch = 70 ft.



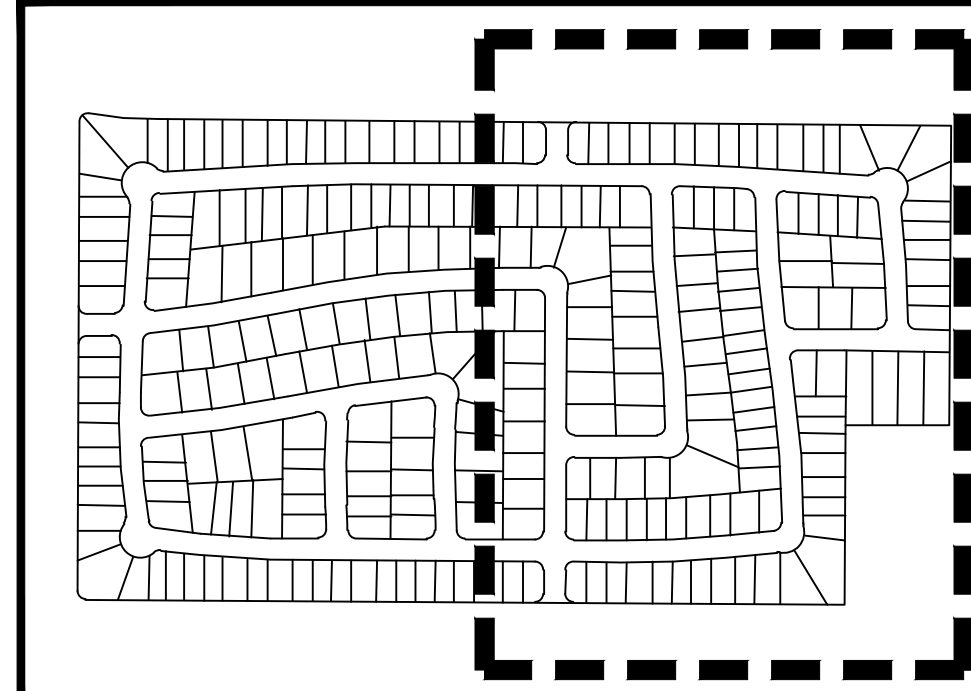
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3	10-1-2012	10-1-2012
4	10-1-2012	10-1-2012
5	10-1-2012	10-1-2012
6	10-1-2012	10-1-2012

PRELIMINARY SITE PLAN

Scale: 1"=70'	Drawn: JRW
Date: 4/28/2021	Job #: 20-0597
Sheet:	

C3

1. OPEN SPACE REQUIREMENTS WILL BE CALCULATED USING EAGLE MOUNTAIN CITY'S OPEN SPACE WORKSHEET. NPA-17 AND THE SURROUNDING AREAS WILL CONSOLIDATE THE REQUIRED OPEN SPACE AND PROVIDE THE REQUIRED ACREAGE AND AMENITIES IN A LARGE AND CENTRALLY LOCATED REGIONAL PARK.



KEY MAP
N.T.S

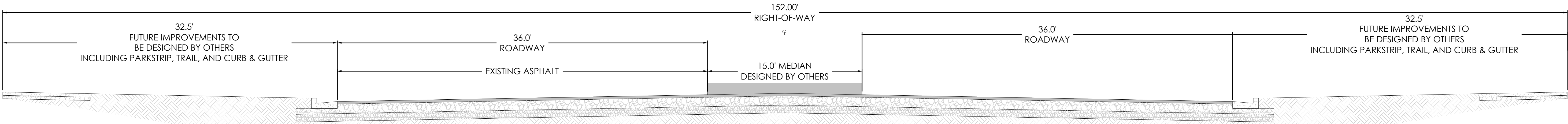


GRAPHIC SCALE

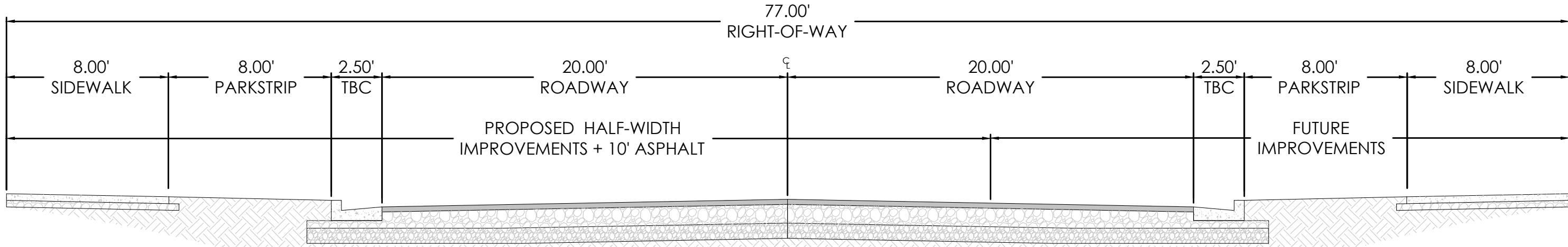
(IN FEET)
1 inch = 70 ft



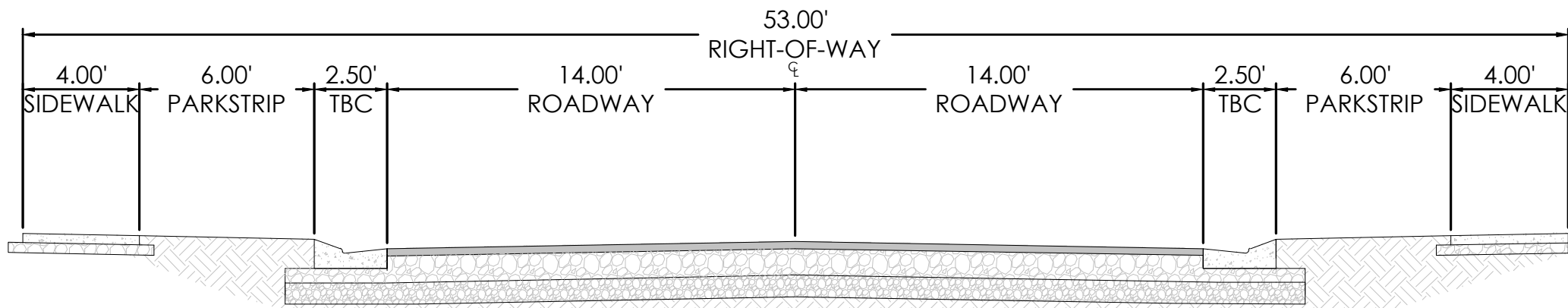
Know what's below.
Call 811 before you dig.



152' MAJOR ARTERIAL ROAD (POLE CANYON BOULEVARD)



77' MINOR COLLECTOR ROAD



53' RESIDENTIAL ROAD

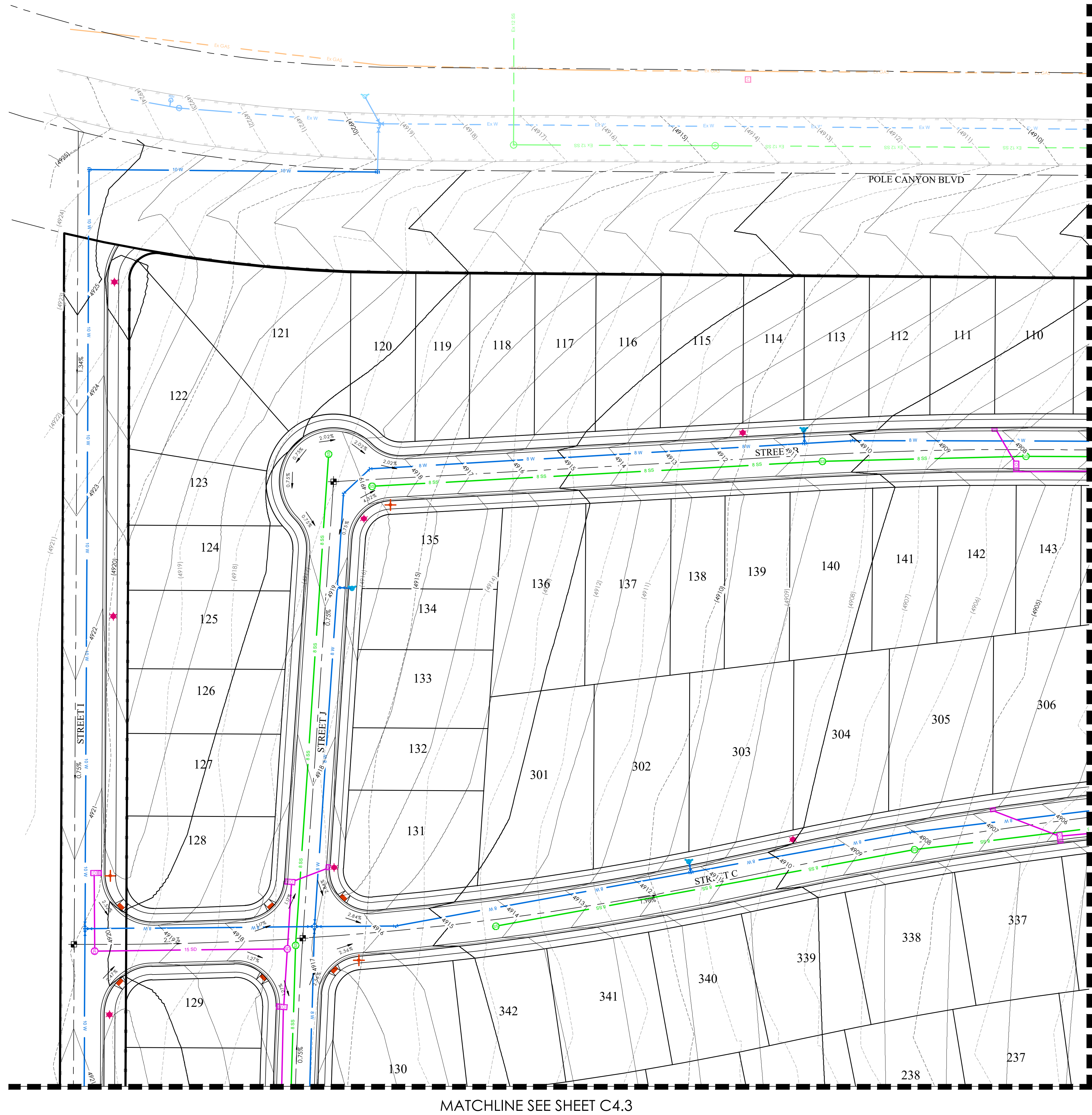
POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
ROAD CROSS SECTIONS

FOR
REVIEW
ONLY

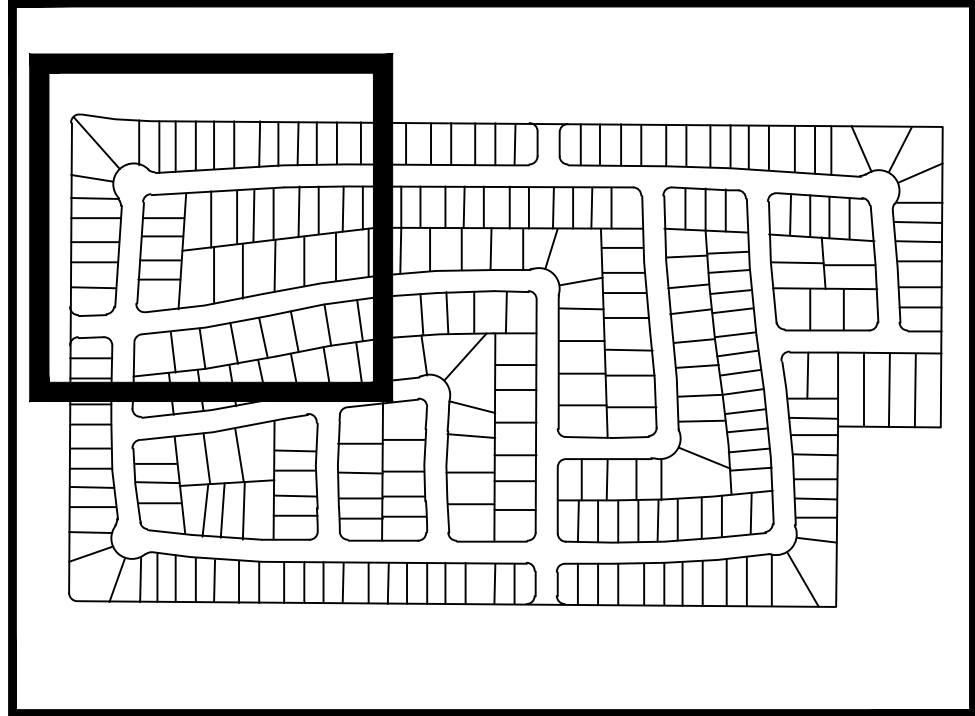
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Date: 4/28/2021	Job #: 20-0597
Sheet:	C3.2

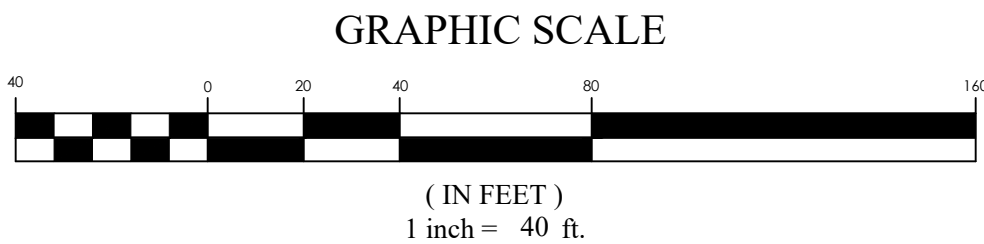




- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
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 - CULINARY VALVE, TEE & BEND
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 - EXIST. STREET MONUMENT
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 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION



KEY MAP
N.T.S



POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
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PRELIMINARY GRADING & DRAINAGE PLAN

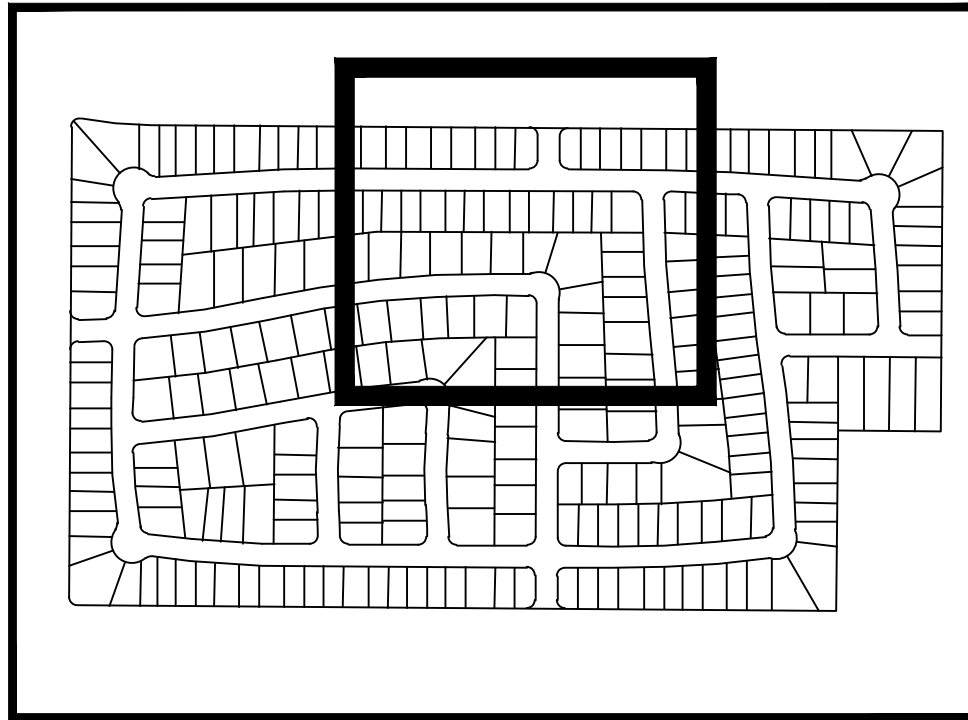
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Date: 4/28/2021
Job #: 20-0597

Sheet: C4

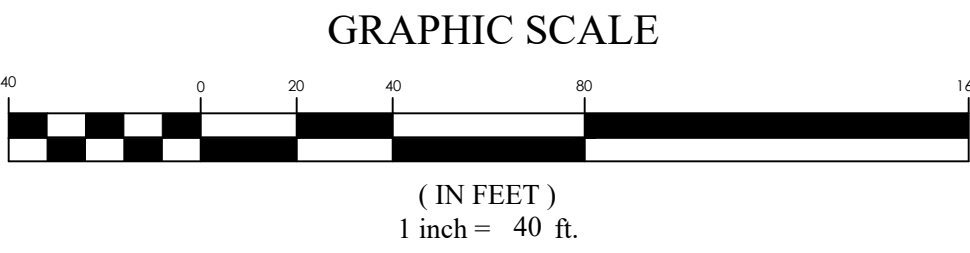
FOR REVIEW ONLY



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
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 - 8" CULINARY WATER
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 - SPOT ELEVATION



KEY MAP
N.T.S.



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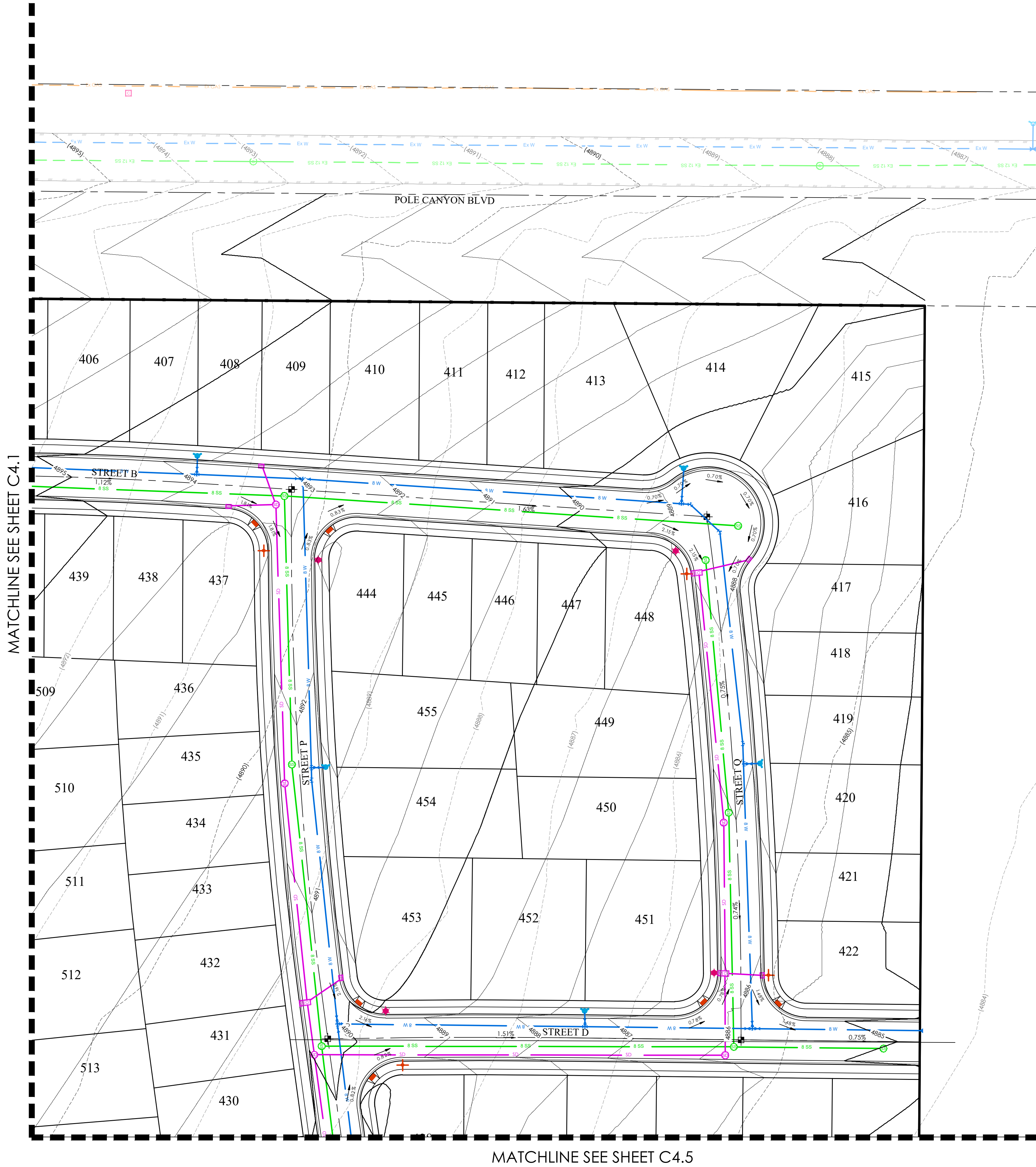
POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PRELIMINARY GRADING & DRAINAGE PLAN

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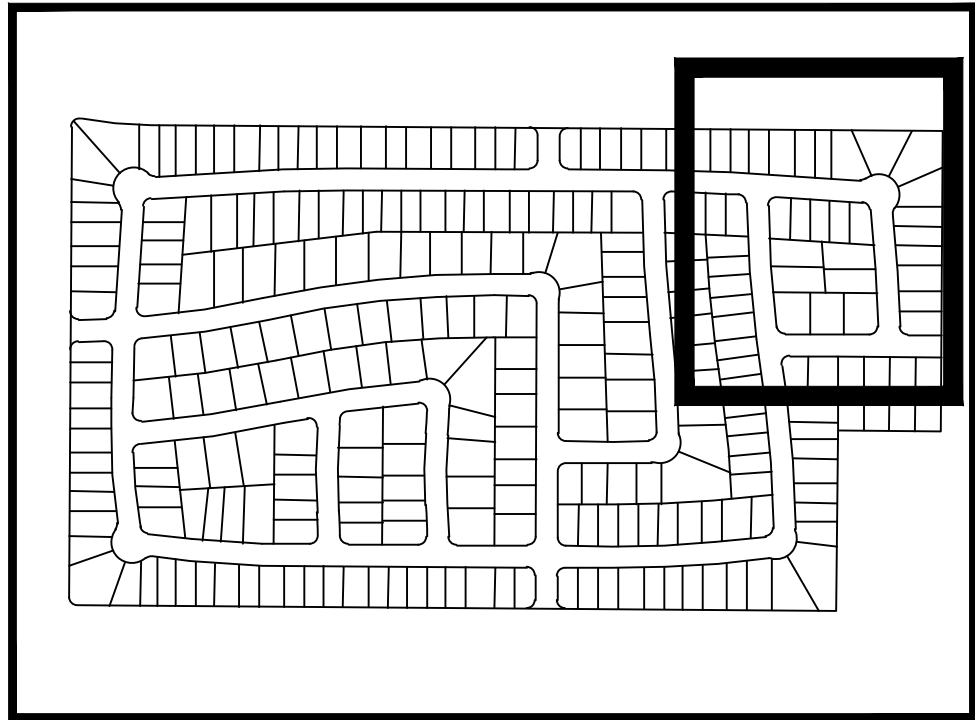
PRELIMINARY
GRADING &
DRAINAGE
PLAN

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Date: 4/28/2021
Drawn: JRW
Job #: 20-0597
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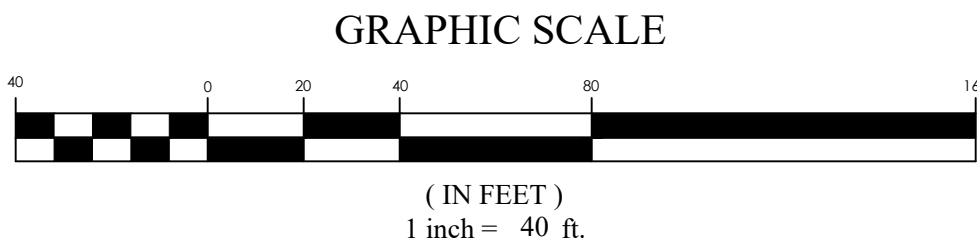
C4.1



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SS
 - 8" W
 - 8" CW
 - 8" SW
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
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KEY MAP
N.T.S.



FOR
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POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PRELIMINARY GRADING & DRAINAGE PLAN

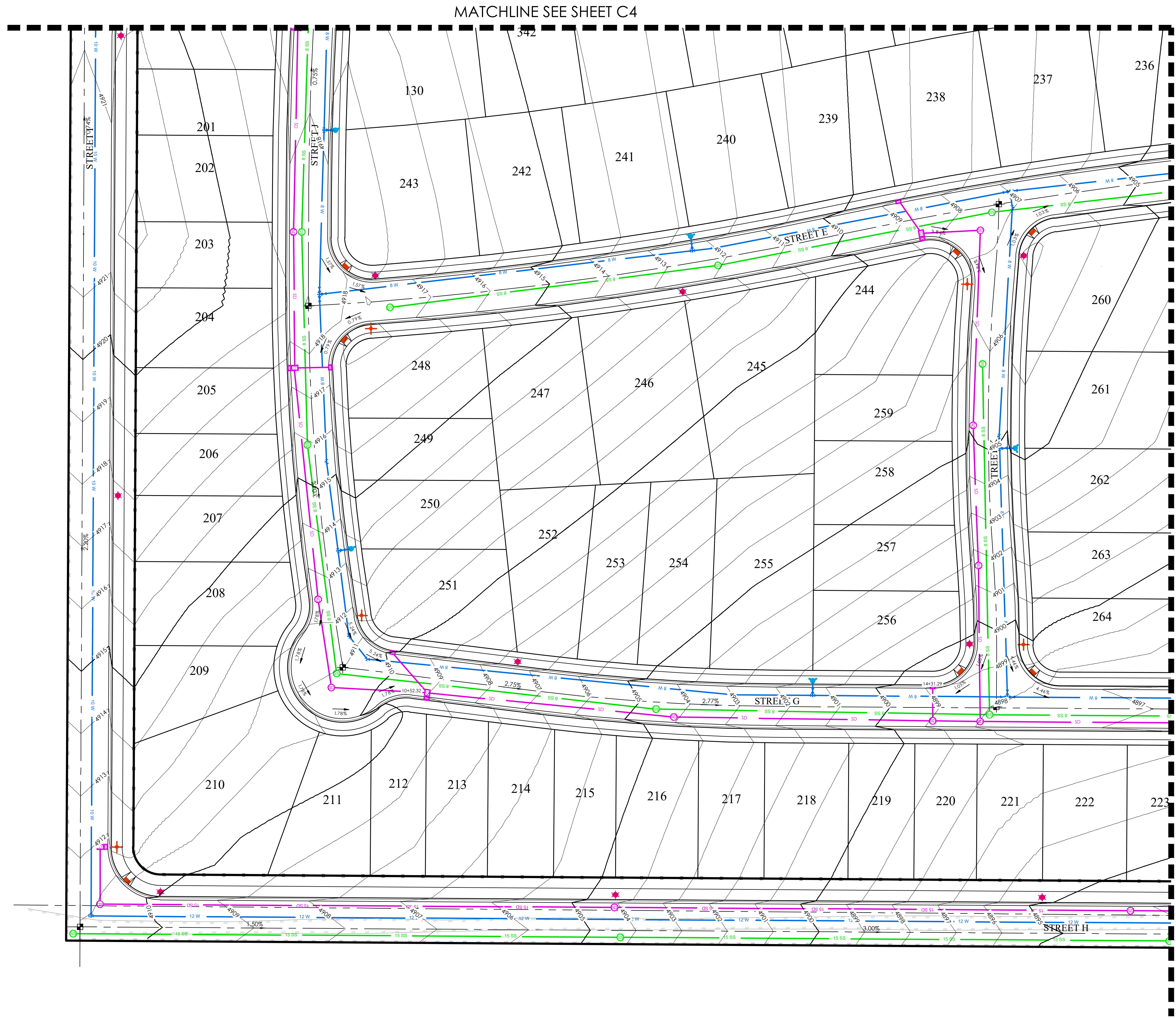
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PRELIMINARY
GRADING &
DRAINAGE
PLAN

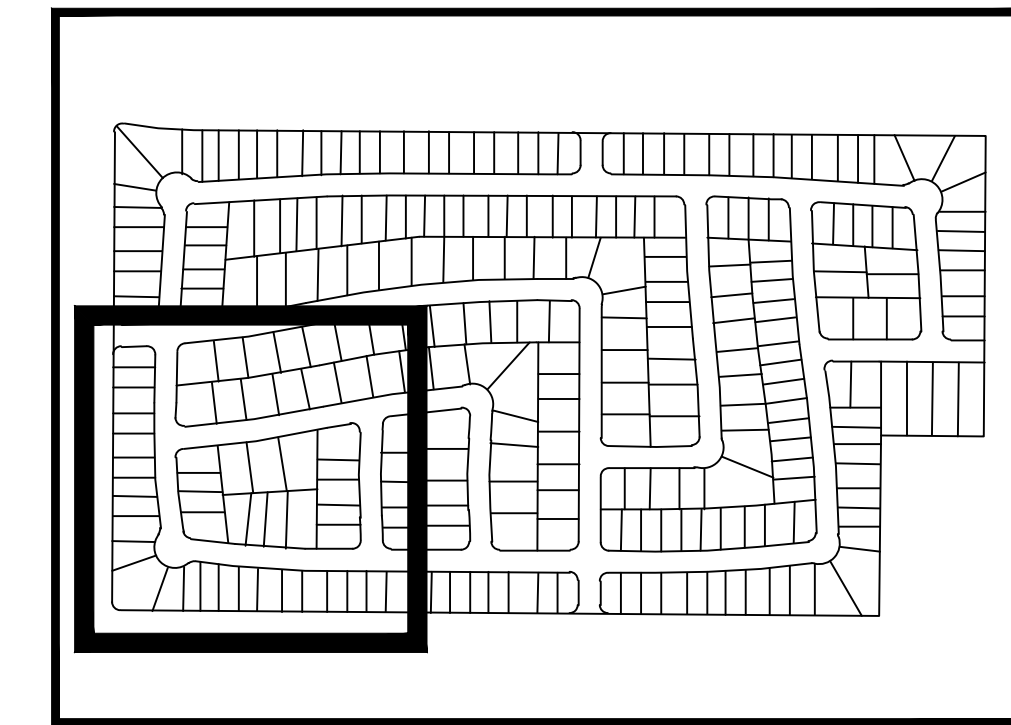
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Job #: 20-0597

Drawn: JRW
Job #: 20-0597

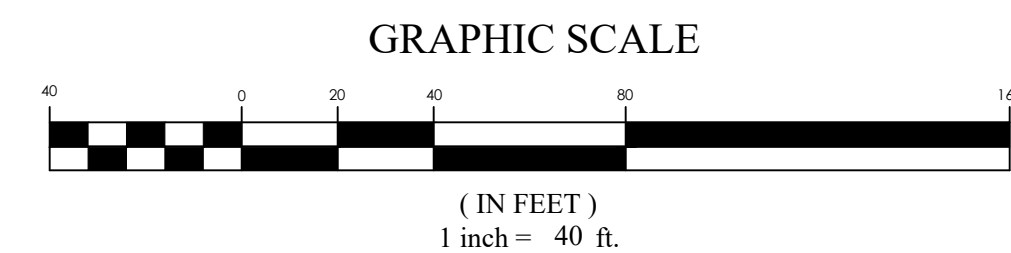
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- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
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KEY MAP
N.T.S.



POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PRELIMINARY GRADING & DRAINAGE PLAN

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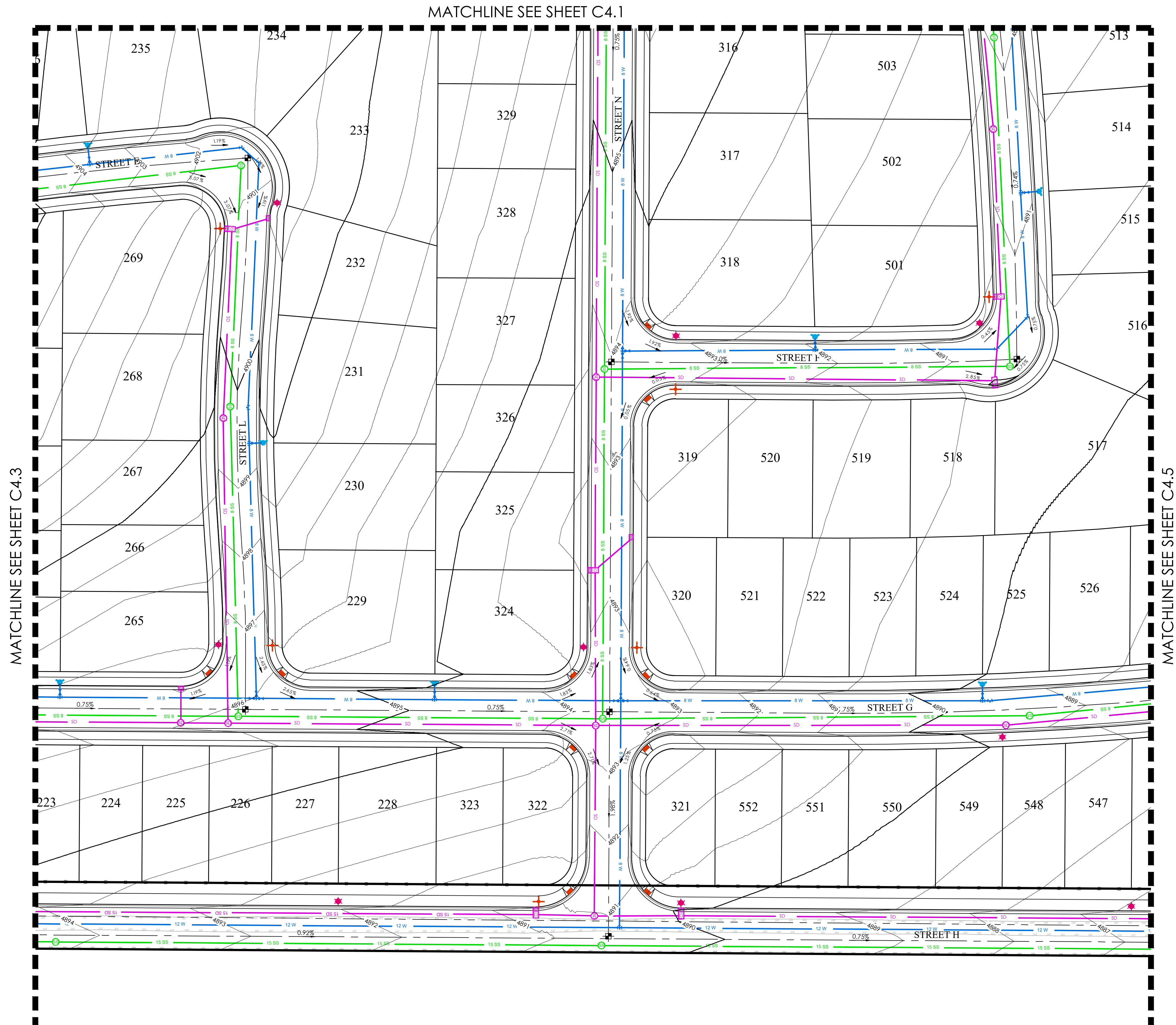
PRELIMINARY
GRADING &
DRAINAGE
PLAN

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Date: 4/28/2021
Job #: 20-0597

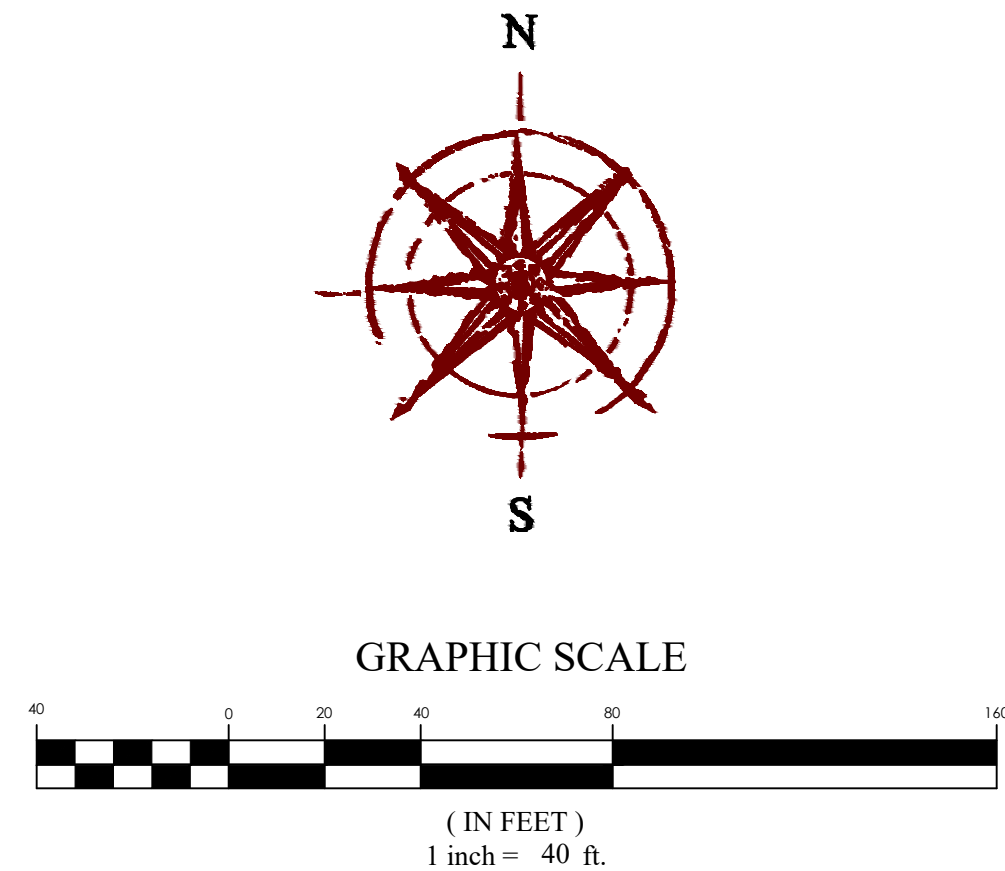
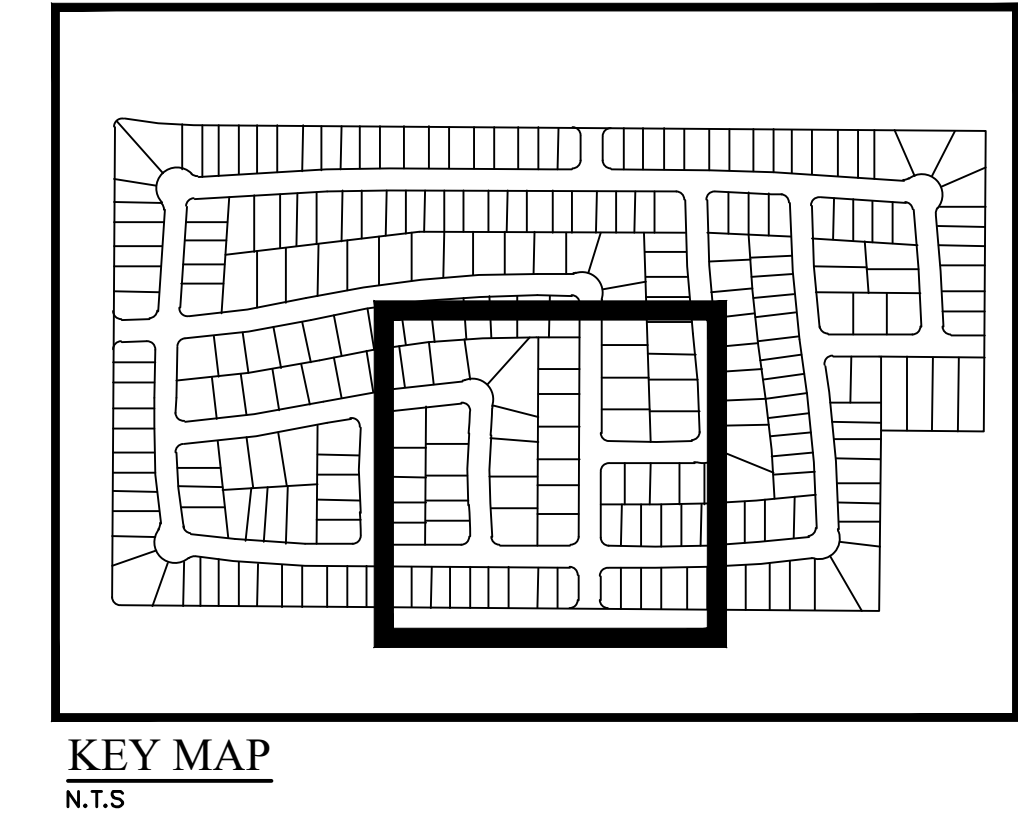
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Job #: 20-0597

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ONLY



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
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 - 8" SANITARY SEWER
 - 8" CULINARY WATER
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POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PRELIMINARY GRADING & DRAINAGE PLAN

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PRELIMINARY GRADING & DRAINAGE PLAN

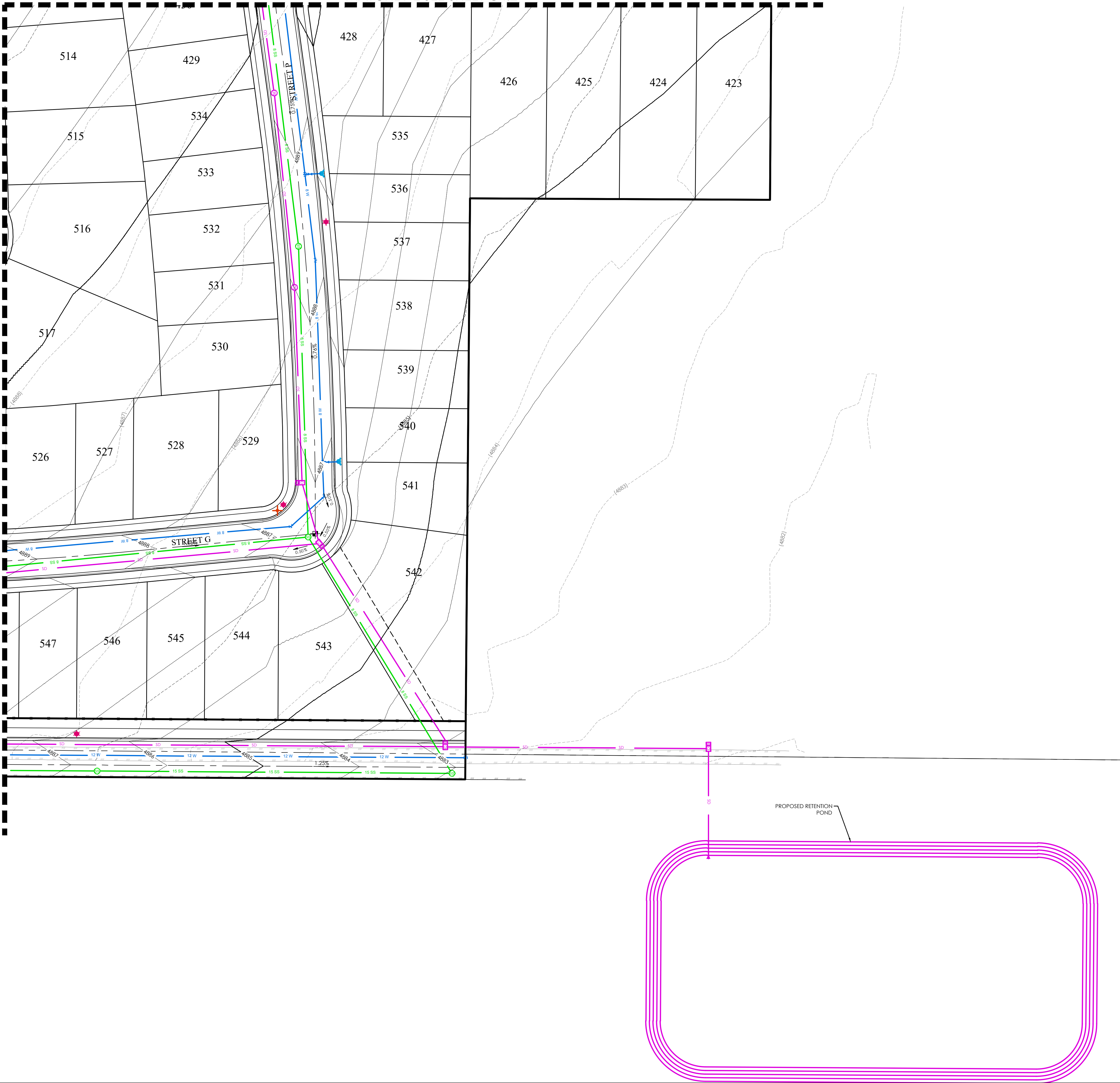
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Job #: 20-0597

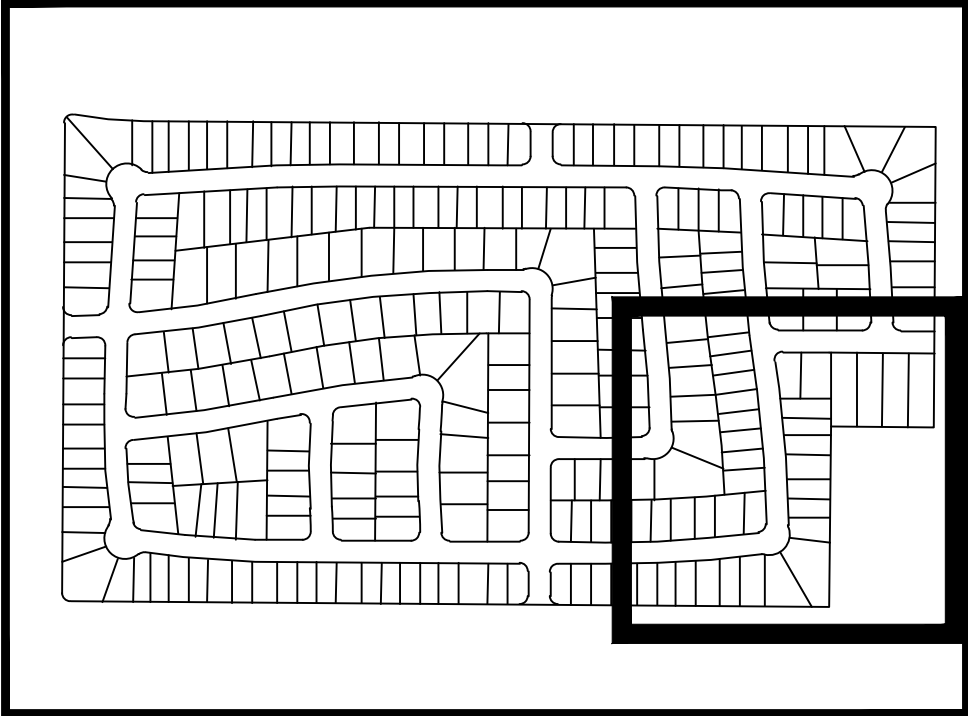
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MATCHLINE SEE SHEET C4.4

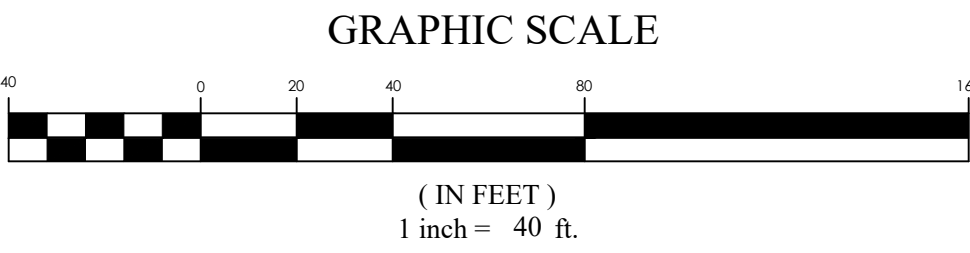
MATCHLINE SEE SHEET C4.2



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
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KEY MAP
N.T.S.



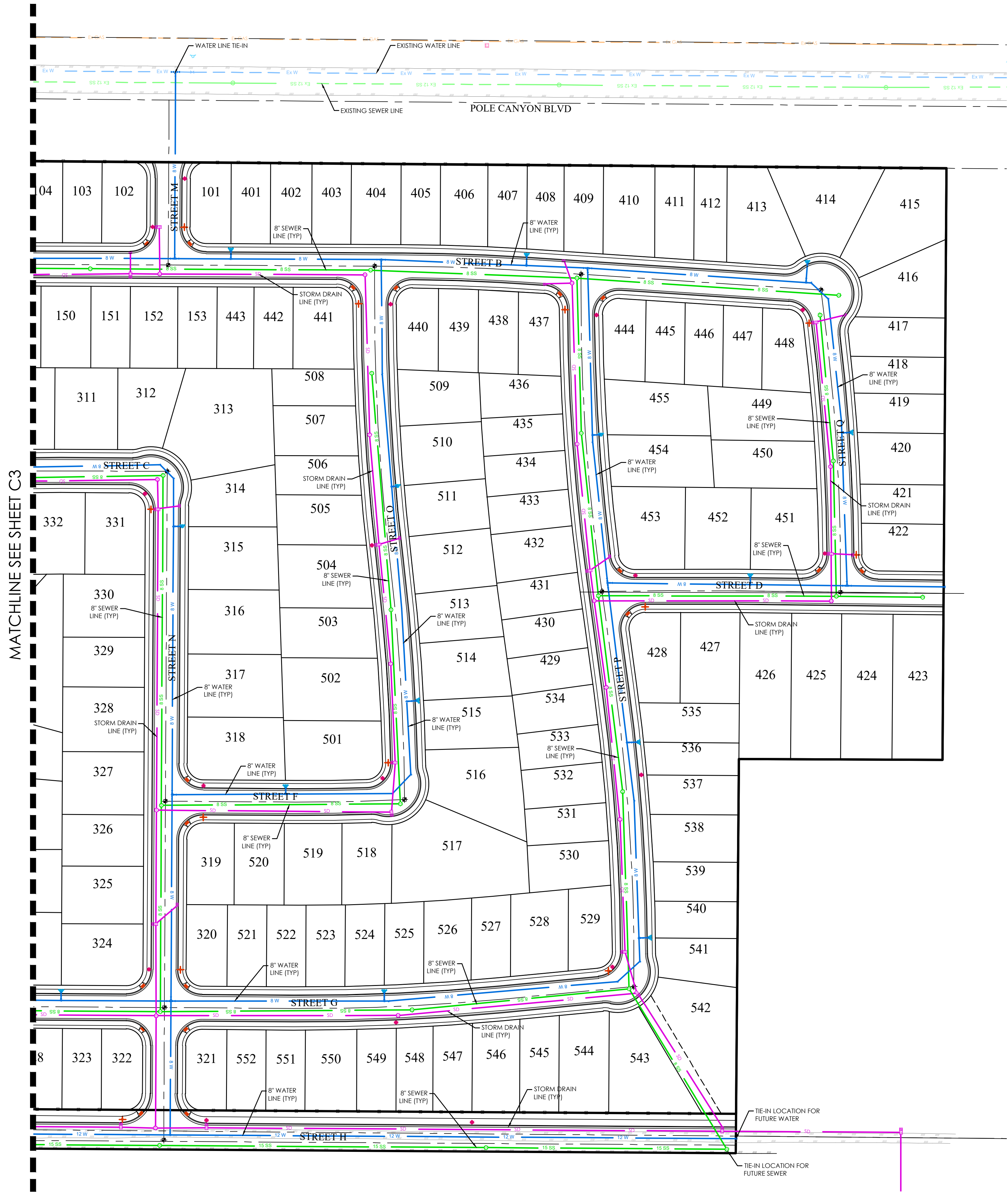
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POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PRELIMINARY GRADING & DRAINAGE PLAN

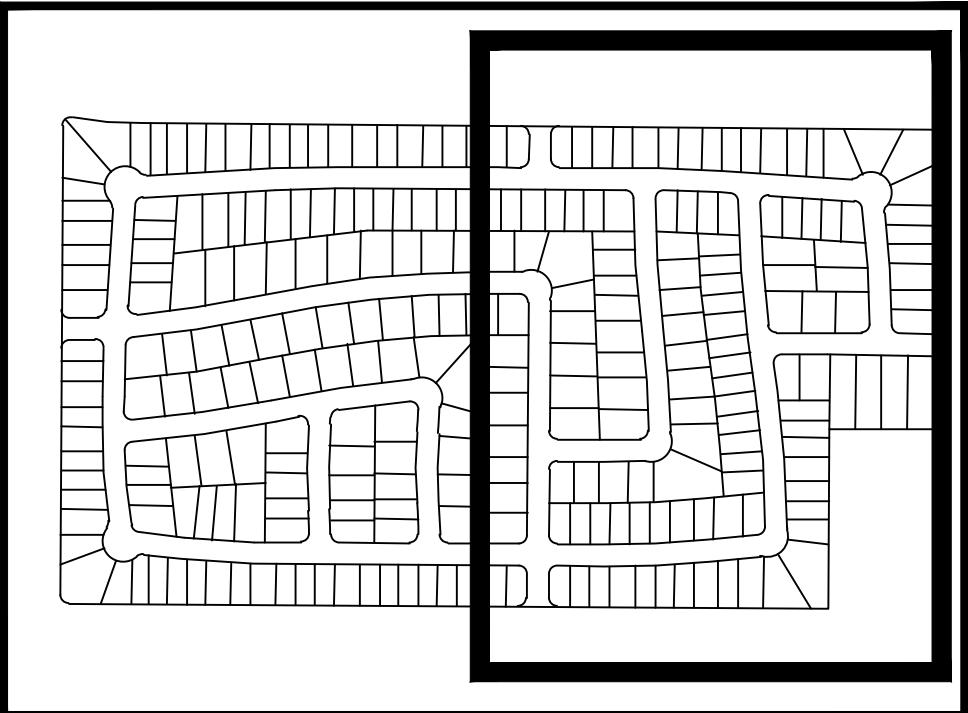
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PRELIMINARY
GRADING &
DRAINAGE
PLAN

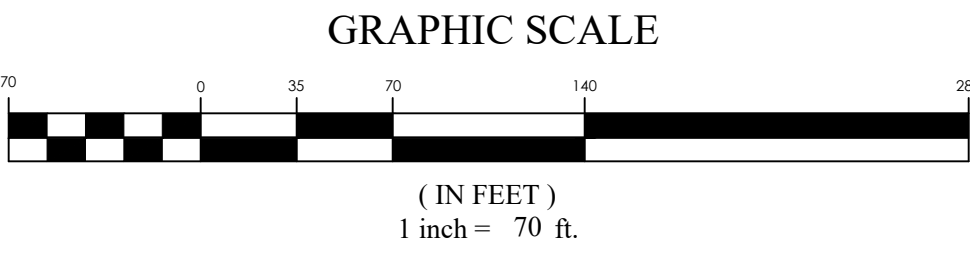
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- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
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KEY MAP
N.T.S.



POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
PRELIMINARY UTILITY PLAN

REVISION BLOCK		DESCRIPTION
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PRELIMINARY UTILITY PLAN

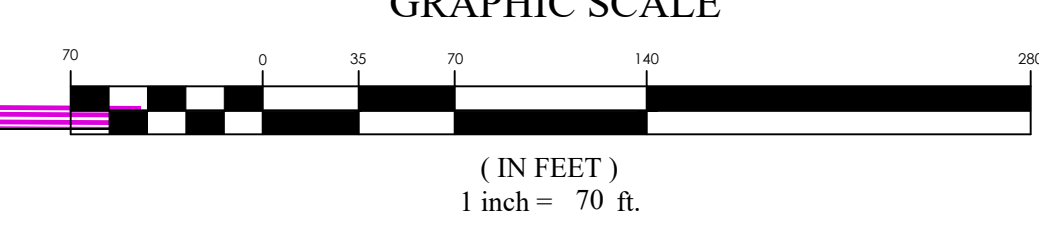
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Date: 4/28/2021	Job #: 20-0597
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FOR
REVIEW
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- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
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 - SPOT ELEVATION

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



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**POLE CANYON PRELIMINARY
EAGLE MOUNTAIN, UT
EROSION CONTROL PLAN**

REVISION BLOCK	
#	DESCRIPTION
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EROSION CONTROL PLAN

Scale: 1"=70' Drawn: JRW
Date: 4/28/2021 Job #: 20-0597
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Site Summary

Parcels Inside of Development Agreement Boundary
Neighborhood Planning Areas (NPA)

Area	Planning Area Type	Acres	Overall Density	Units
1	Residential	100.33	4.5	451
2	Residential	82.5	4.5	371
3	Residential	81.32	5.5	448
4	Residential	118.94	5.5	655
5	Residential	159.34	5.5	876
6	Residential	108.61	4.5	489
7	Residential	143.27	4.5	645
8	Residential	116.66	2.89	337
9	Residential	127.90	1.92	246
10	Residential	96.20	2.88	277
11	Residential	5.95	3.36	20
12	Residential	106.45	4.5	479
13	Residential	146.99	4.5	661
14	Residential	136.37	4.5	614
15	Residential	92.86	5.5	511
16	Residential	83.79	5.5	461
17	Residential	120.69	5.25	634
18	Residential	156.15	4.5	703

Total Residential Acres 1,984.32
Total Units 8,878
Residential Gross Density 4.47 du/ac

Commercial Planning Areas (CPA)

Area	Planning Area Type	Acres	Overall Density	Units
1	Commercial	79.45	9.83	781
2	Commercial	5.57	n/a	n/a
3	Commercial	10.4	n/a	n/a
4	Commercial	63.18	n/a	n/a
5	Commercial	28.26	n/a	n/a

Industrial Planning Areas (IPA)

Area	Planning Area Type	Acres	Overall Density	Units
1	Industrial	159.9	n/a	n/a
2	Industrial	142.04	n/a	n/a
3	Industrial	57.09	n/a	n/a
4	Industrial	92.33	n/a	n/a

Total Dev Agreement Acres 2,622.54
Total Residential Units 9,659
Gross Density 3.68

Parcels Outside of Development Agreement Boundary
Parcels

Area	Land Use/Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	63.52	0.17	11
D	MMN, LLC	6.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	2B Investments, LLC	48.14	TBD	TBD
G	Jody B. Brown Trust	10.02	TBD	TBD
H	Bowles Property	83.61	TBD	TBD
I	"Checkerboard" Properties	197.36	TBD	TBD
J	Highway Right-of-way	18.62	n/a	n/a

Total Acres Outside Development Agreement 502.73 Acres

Total Acres	
Inside Development Agreement	2,622.54
Outside Development Agreement	502.73
Total Annexation Area Acres	3,125.27

General Plan Key

Area	Description	General Plan Designation
Residential (NPA)	Mixed-Use Residential	
Residential	Mixed-Use Residential	
Residential	Rural Residential	
Commercial (CPA)	Mixed-Use Commercial	
Commercial	Mixed-Use Commercial	
Industrial (IPA)	Industrial	
Industrial	Industrial	

* Note: In NPA 11, all lots shall be a min 10,000 Sq Ft. In NPA 1 & 3, a street with min 10,000 Sq Ft lots on both sides shall abut the existing White Hills Subdivision

Planning Goals

- Maintain Rural/Country Atmosphere
- Maintain Quiet, Friendly, Safe Neighborhoods
- Prioritize Trails & Parks & Open Space
- Create Active Lifestyle Communities
- Provide Access to Recreation Areas
- Plan for Quality / Managed Growth
- Provide Needed Infrastructure
- Create Local Jobs & Tax Base
- Contribute to Valley-wide Amenities
- Emphasize Area's Incredible Views
- Plan CC&R's and Design Guidelines to Encourage Conservation & Eco-friendly development
- Emphasize Area's Natural Environment
- Protect/Maintain Green Space & Open Space

Plan Key

--- Planning Area Boundary

✳ Proposed Schools

✳ Proposed Public Safety Facility

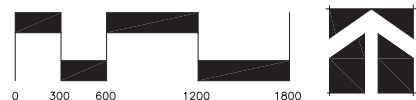
● Potential Church Site
Church sites will be located throughout each planning area on an as-needed basis

Project Road Classifications

- Arterial Road Corridors
- Major Collector Road Corridors
- Industrial Collector Road Corridors
- Minor Collector Road Corridors
- Local Street

Boundary Classifications

- Annexation Boundary
- Development Agreement Boundary
- Master Plan Area



Land Use Element Exhibit 2





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 11, 2021**

TITLE: PUBLIC HEARING - Community Mailboxes (Development Code Amendment)

ITEM TYPE: Development Code Amendment

APPLICANT: Staff

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The U.S. Postal Service requires community mailboxes for all new residential developments. Currently City code only requires locations to be approved by the USPS, and this has resulted in mailboxes being placed in locations where residents stopping to check their mail block or impede traffic with their vehicles. The purpose of this code amendment is to guide Community Mailbox placement to meet USPS requirements, provide mailboxes within close walking distance of all units, and prevent the blocking of travel lanes.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the proposed code amendments to EMMC 16.35 to the City Council as presented (or with changes as agreed upon at the meeting)

ATTACHMENTS:

[EMMC 16.35 Community Mailboxes - PROPOSED](#)

Chapter 16.35 Development Standards for Required Public Facilities

Sections:

- 16.35.010 What this chapter does.
- 16.35.020 Purpose.
- 16.35.030 Eagle Mountain City Construction Specifications and Standards.
- 16.35.040 Potable water.
- 16.35.050 Wastewater disposal (sewer).
- 16.35.060 Public utilities.
- 16.35.070 Streets and street systems.
- 16.35.080 Street trees.
- 16.35.090 Privacy fencing.
- 16.35.100 Sidewalks, trails, and pathways.
- 16.35.105 Park and improved open space requirements.
- 16.35.110 Repealed.
- 16.35.120 Repealed.
- 16.35.125 Repealed.
- 16.35.130 Tables.
- 16.35.140 Diagrams.
- 16.35.150 Community Mailboxes

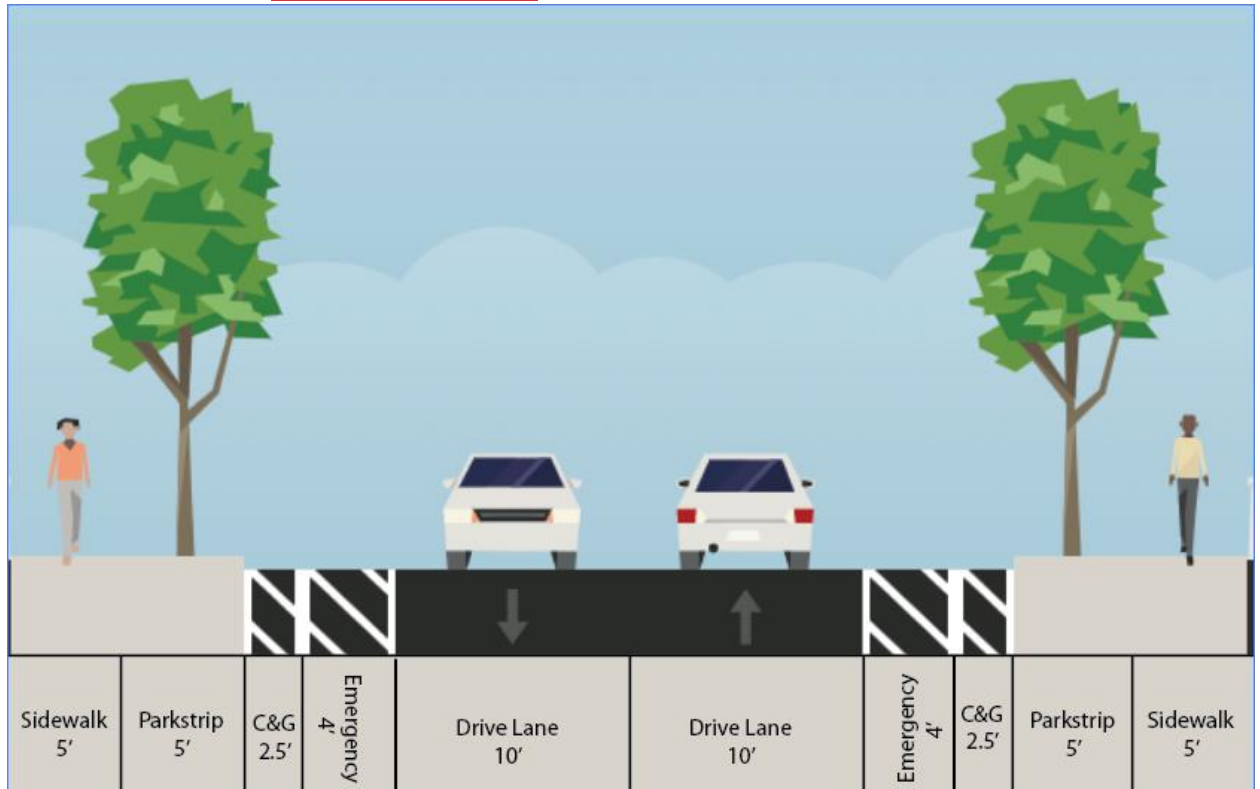
16.35.150 Community Mailboxes

- A. General Requirements. Community mailboxes are typically required for all new residential developments. Community mailboxes may be located along special mailbox pullouts or in community open spaces. Any new Community Mailbox must be in compliance with the standards in this chapter. Community mailbox locations shall be approved by the Eagle Mountain Community Development Director, his or her designee, and the US Postal Service.
- B. Community Mailbox Spacing Standards. All homes shall be located within one quarter of a mile (¼ mile) (1,320 Feet), measured along normal walking paths/routes. (Sidewalks, Pedestrian Paths, and trails)
- C. Community Mailbox Locations. Community mailboxes shall be located:
 - a. Adjacent to a local street modified with a mailbox pullout in accordance with this title.
 - b. Adjacent to a private street with special mailbox pullout in compliance with this title; or
 - c. In a community open space
 - i. Community open space mailboxes shall provide at least 4 off-street parking stalls adjacent to the mailbox.
 - ii. Community Open Space mailboxes shall be located adjacent to a public or private ROW.
- D. Mailbox pullout design standards
 - a. Local ROW pullouts.
 - i. Community mailboxes are to be placed adjacent to a local street, the street shall utilize the modified local street with mailbox pullout, as defined in this title, for either seventy-eight feet (78') or

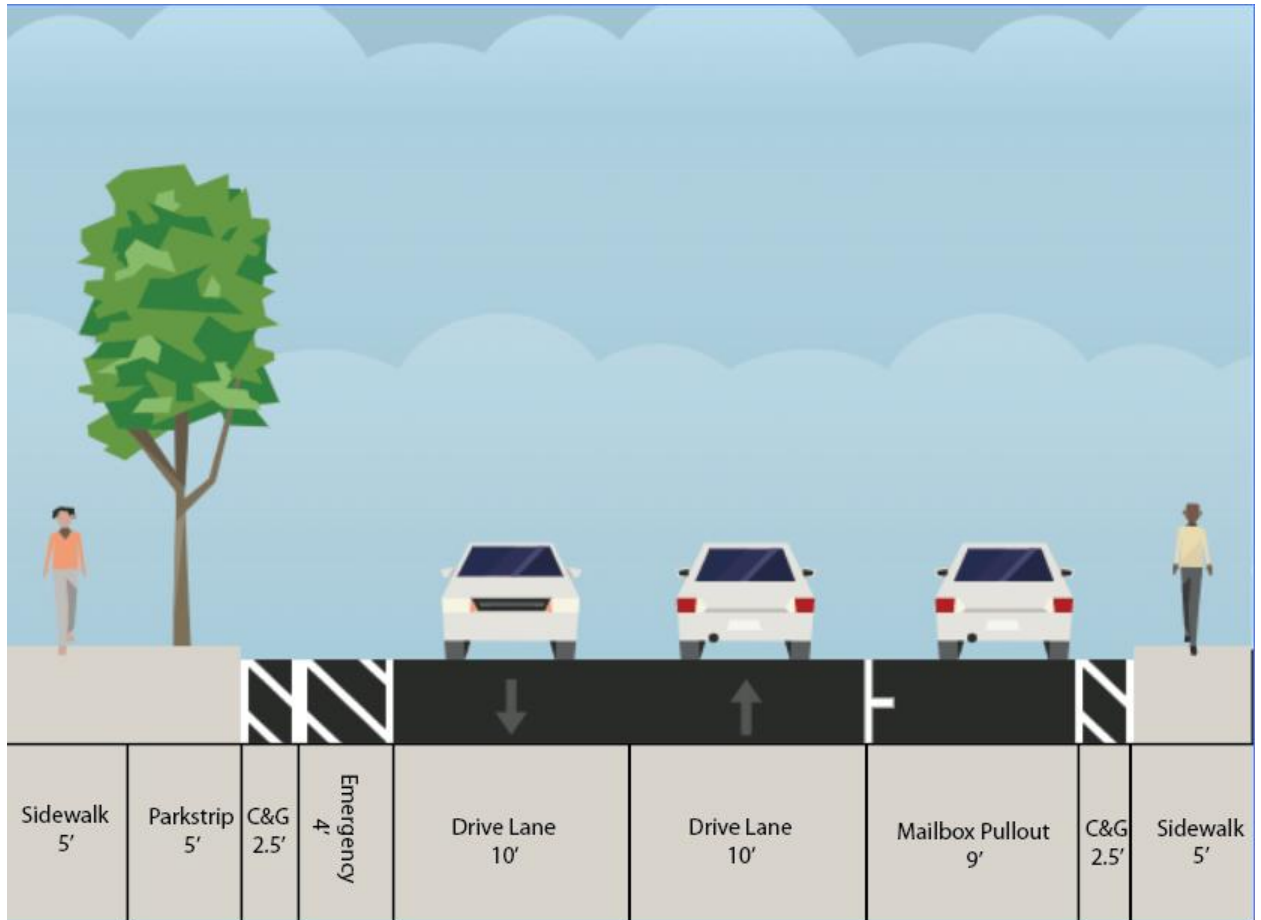
one hundred and four feet (104') (3 or 4 Parallel parking spots). Mailbox shall be located near the center point of the pullout adjacent to the right of way, if located on private property a public access easement shall be granted over the mailbox location.

ii. Modified mailbox pullout streets shall replace the 4' emergency lane and 5' parkstrip with additional pavement to serve as a pullout/parallel parking location.

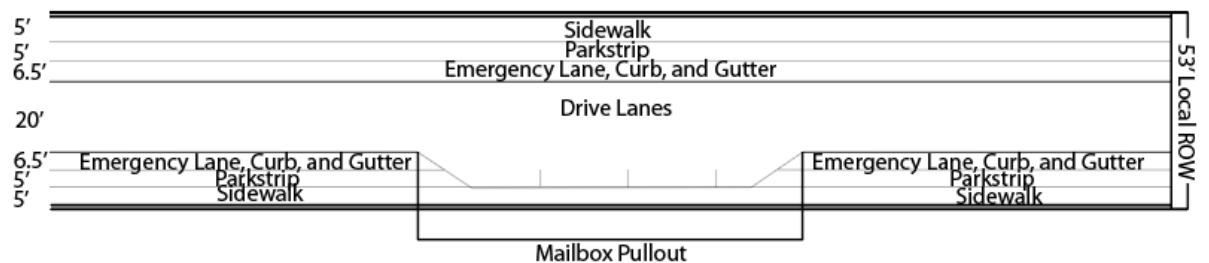
iii. Modified "mountable" curb and gutter shall be continued in line with curb and gutter on either side of the modified ROW, with parking lane being above the street level.



Standard Local ROW



Modified Local ROW with Mailbox Pullout



- b. Private road mailbox pullouts.
 - i. Shall include an additional nine feet (9') of pavement adjacent to the drive aisle for a minimum of seventy-eight feet (78') to serve as a Mailbox pullout.
- c. All mailbox pullout parking spots shall be striped.
- d. All Mailbox parking spots shall be signed as 5-minute parking zones, unless located inside a community open space.