



EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

April 26, 2022, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

NO WORK SESSION 5:30 P.M. - Eagle Mountain City Planning Commission Work Session
PLEASE NOTE LATER START TIME OF 6:30 PM

1. Discussion Items

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 12, 2022 Planning Commission Minutes
[PC Minutes 04.12.22 DRAFT](#)

5. Status Report

6. Action and Advisory Items

6.A [ACTION ITEM - Eagle Plaza](#)

A Site Plan for a Commercial Development located on approximately 1.21 Acres on the North side of E Campus Drive, Parcel 38:685:0002

[Elevations](#)

[Site Plan](#)

[Campus Dr Solutions Memo](#)

[Eagle Mountain Campus Drive Roadway Alternatives.pdf](#)

[Business Campus Plat C](#)

[Neighboring Elevations](#)

6.B [ACTION ITEM - Mountain America Credit Union -Â ITEM REMOVED FROM AGENDA AT APPLICANTS REQUEST](#)

ITEM REMOVED AT APPLICANTS REQUEST

6.C [ACTION ITEM -- Browns Meadow](#)

The Browns Meadow Subdivision involves a Preliminary Plat approval request for 37

residential building lots (and no common parcels) across a 45.133 acre parcel of land located on the west side of the City and fronting SR-73.

[Vicinity Map.Browns Meadow Subdivision.pdf](#)

[Future Land Use Map.Browns Meadow Subdivision.pdf](#)

[Revised Plat](#)

[Brown Meadow Letter.docx](#)

[Kat's letter.docx](#)

[Original Plat.pdf](#)

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.



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

April 12, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Matthew Everett, and Christopher Pengra. Commissioner Erin Wells was excused.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Jeremy Bergener.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; and Fionnuala Kofoed, Director of Administrative Services/City Recorder.

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

Commissioner Everett called the meeting to order at 5:44 p.m.

1. Discussion Items

1.A. Priority List of Code Changes

Senior Planner Tayler Jensen presented the item.

Upcoming Agenda Items:

- RTI Overlay Zone
- Street Standards

In Process/To Be drafted:

- Residential Landscape Standards
- Removal of Garage Size Standards for Single-Family Homes
- Community and Multifamily Design Standards
- Community District Node Overlay

Future Amendments:

- Industrial Zone Amendments
- Appeal Authority Amendments
- Hillside Development Amendments
- Electric-Assisted Bicycles
- Administrative Variance Requests
- Short-Term Rentals
- Commercial Zones – Uses
- Caretaker Units in Commercial Storage and Industrial
- Wash Protection Standards
- Plat Review Process and Approval Authority

- Site Plan Review Process
- Multifamily Zones Height Standard
- Master Development Approval Process
- Park Escrow Release Language

Assistant City Administrator/Community Development Director Steve Mumford clarified that the Regional Technology and Industry (RTI) Overlay Zone has already been reviewed by the Planning Commission. Staff is working with Councilmembers assigned to assist with reviewing the standards to be presented at an upcoming City Council meeting. The Planning Department hired a wildlife biologist to focus on the wildlife corridor, ridgelines, open space preservation in partnership with Camp Williams, and reviewing wildlife and environmental impacts of development. Eagle Mountain City is one of few cities to employ a wildlife biologist. The City also recently hired an entry-level planner. Requests for proposals are being drafted for consultation with an architectural firm to assist with multifamily design standards and to review commercial developments.

Commissioner Everett stated the Planning Commission will begin reviewing the General Plan with consideration of legislative requirements including addressing water use conservation.

Mr. Mumford explained that the City intends to review and amend, rather than rewrite, the General Plan with the assistance of external consultants.

Commissioner Pengra expressed his support for contracting expert assistance with the General Plan review.

1.B. 2022 Legislative Update

Mr. Jensen presented recent legislative actions that impact and require adaptations or amendments to City processes and standards.

1.C. Planning Commission Quasi-Judicial Training

Mr. Jensen presented a training regarding the Planning Commission's Quasi-Judicial role in evaluating, granting, or denying variances.

Commissioner Everett noted that the Planning Commission is called upon to function in a quasi-judicial role infrequently and reviewed a few instances where the Commission has acted in that function.

Commissioner Everett adjourned the work session at 6:12 p.m.

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

Commissioner Everett called the policy session to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. March 22, 2022 Planning Commission Minutes

Commissioner Allen noted a correction to the vote for the failed motion on page 9 of the minutes for the rezone of Saddle Junction to the CC Zone. Commissioner Jeremy Bergener had voted in favor of the motion and Commissioner Everett had voted against the motion. In the minutes, the votes of the Commissioners Bergener and Everett had been inadvertently switched.

MOTION: *Commissioner Allen moved to approve the March 22, 2022 minutes as amended. Commissioner Everett seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, and Christopher Pengra. The motion passed with a unanimous vote.*

5. Status Report

Mr. Jensen reviewed the planning items discussed and voted upon during the March 15, 2022 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Wasatch Wing & Clay

Mr. Jensen presented the item. The proposal adds the Outdoor Shooting Range Overlay Zone to approximately 163 acres. All three parcels are shown as Neighborhood Residential One on the Future Land Use Map, however, all three are currently zoned Agriculture. All surrounding property is currently zoned Agriculture. The closest residential lot to the property included in the rezone is approximately 1,785 feet. The proposed development is not anticipated to overburden the City's service capacity. The proposed use is not anticipated to generate significant amounts of traffic, however, if necessary, the City Engineer may require a traffic study at the site plan stage. The proposed use is not expected to have a significant negative impact on surrounding property values.

Regarding compliance with EMMC 17.47.030 Outdoor Shooting Range Overlay Zone, the applicant has provided a written narrative that includes the operational procedures of the proposed range. In addition to the distance between the property in question and the nearest resident, the applicant has indicated the shooting ranges will be firing in the opposite direction of homes and will include designated fire areas, backstops, and safety signage. The proposed rezone is on approximately 163 acres which far exceeds the 10-acre minimum. All three parcels are

currently zoned Agriculture which is an appropriate zone for the application of the Outdoor Shooting Range Overlay Zone.

Mr. Jensen noted that the back of the area proposed for the shooting range is adjacent to Bureau of Land Management (BLM) property that is closed to firearm use.

Staff recommends that the Planning Commission motion to recommend approval of Wasatch Wing and Clay Outdoor Shooting Range Overlay Zone to the City Council with the condition that backstopping shall be provided on private property owned by the applicant, which prevents any bullet, shell, casing, or pellet associated with the private shooting ranges from crossing into Bureau of Land Management property.

Commissioner Everett opened the public hearing at 6:41 p.m.

The City received an email from Louis Coleman against the application due to hazard and nuisance concerns and the impact of the shooting range on neighboring properties and BLM land.

Stephen Linde spoke against the item due to concerns regarding the proximity of the shooting range to a park and homes, noise impact on the neighboring properties, and negative impacts on property values.

Virginia Ault alleged that poor maintenance of the fencing and garbage removal by Wasatch Wing and Clay has negatively impacted their property values and expressed concerns with safety to the Boy Scouts and other campers, noise, and property devaluation.

Leo Ault said the location of the shooting range crosses the right-of-way to their property impacting their livestock and is concerned with garbage, safety, and trespassing.

Julie Gillman spoke against the application due to fire hazards, noise, and safety to their families and livestock.

Mark Oaks stated that he has post-traumatic stress disorder and although he is not against shooting, the noise has negative impacts on his health and ability to use the area for recreation and relaxation.

Bruno Hunsaker spoke in favor of the gun range as long as it is in a proper and safe location.

Bruce Walker spoke in favor of the range and thinks the lower elevation of the range will protect against noise and believes that having a public shooting range will increase safety by reducing the number of people shooting in prohibited locations in the area.

Elizabeth Lebrecht stated that she is in favor of the range in hopes it will increase safety by reducing the unregulated, unsupervised shooting activities currently occurring in the White Hills area.

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

Applicant Weston Berry said their site plan, to be presented at a future meeting, should address many of the residents' concerns. The range will angle to the northwest toward the BLM land and will be located away from the park and homes. They will uphold the required fire mitigation processes and limit the types of rounds used. A range safety officer will be onsite at all times. The range will be open to the public and will hopefully reduce illegal shooting in the area. He said that a BLM representative had supported their proposed layout facing BLM land because no trails access the area adjacent to the shooting range backstop. As the backstop area had been burned, no vegetation removal is required. The plan is for an open range without side berms due to economic limitations.

The property owner Jim Smith stated they have had issues in the area with illegal shooting and the resulting trash and noise for the past 20 years. Their purpose is to mitigate safety and other problems by providing an organized and regulated shooting range. Using the BLM hill as a backstop is key to providing safety for the shooting range.

Commissioner Bergener inquired if the City has received any communication from BLM representatives to resolve the discrepancy in whether the BLM supports and will permit the backstop to be located on their land.

Mr. Jensen verified that maps on the BLM website indicate the backstop is adjacent to land closed to shooting.

Commissioner Pengra stated that he supports gun rights and believes the applicants to be responsible owners that take safety seriously; however, he has concerns with the application including the number of serious fire incidents at Camp Williams despite safety, mitigation, and response measures and previous fires in this area of the City. The General Plan designation for Neighborhood Residential One for this property and surrounding land results in compatibility dilemmas and use conflicts.

Commissioner Allen concurred with Commissioner Pengra. He is concerned about fires and evacuations, the legalities of shooting onto BLM land, the future land use designation, and the lack of mitigation measures to prevent bullets from traveling toward residential areas.

Mr. Jensen explained that concerns with trash or maintenance of the area would be addressed through the Neighborhood Improvement Officers. The site plan would include information regarding measures to comply with the terms of EMMC 17.47.

Commissioner Bergener agreed that an organized range with the intention to ensure safety is a preferable option to existing risks caused by unsupervised shooting.

Commissioner Everett noted that the Dump Fire was started by an individual shooting irresponsibly in a prohibited area resulting in evacuations. In his view, an organized facility will hopefully reduce inappropriate shooting activities and promote fire mitigation.

Commissioner Pengra expressed sympathy for the issues that Mr. Smith has experienced due to inconsiderate individuals shooting garbage they leave behind on his property. The City has hosted cleanup efforts to assist with the debris and trash removal on Mr. Smith's and other residents' properties. Nevertheless, he does not believe the gun range will resolve illicit shooting and dumping activities. He feels that an open range without berms will be insufficient to mitigate noise and ensure safety, especially considering the backstop area is on land open for public use. The lack of a trail on the BLM land is inadequate protection and does not prohibit people from entering the backstop area.

MOTION: *Commissioner Pengra moved to recommend denial to the City Council of the Wasatch Wing and Clay rezone to add the Outdoor Shooting Range Overlay Zone. Commissioner Allen seconded the motion. Those voting aye: Jason Allen, Matthew Everett, and Christopher Pengra. Those voting nay: Jeremy Bergener. The motion carried with a vote of 3:1.*

6.B. ACTION ITEM – Austin Variance

Mr. Jensen presented the item requesting a variance to allow for a six-foot privacy fence in the front yard of a property located at 2087 E Sycamore Drive. The request would not violate the clear vision triangle requirement per EMMC 17.60.

Applicant Jesse Austin explained that the original plan had the house facing the cul-de-sac and the reorientation resulted in a small backyard. They fenced their side yard to provide an area for their children to play due to the limited area in their backyard. Replacing the fence with a four-foot fence would reduce the security of his yard and the safety of his children.

Commissioner Everett opened the public hearing at 7:33 p.m.

The City received emails from Duncan Thomson and Benjamin and Talaeseina Fano in favor of granting the variance.

Jed Elton spoke against the variance due to the fence obscuring vision creating safety issues. As such, he requested for the fence to be required to be removed.

Tyler Johnson stated that the fence impedes the line of sight requiring motorists to pull in front of the stop sign. Vehicles use the cul-de-sac as a turnaround and the slope of the road contributes to frequent speeding on the road. He opposes the variance due to safety concerns.

Rachel Johnson said the fence hinders on-coming vehicles and motorists in the cul-de-sac from seeing each other which increases the chances of accidents. She is against the variances and is also concerned with the fence obscuring pedestrian traffic.

Carla Torres supported and concurred with the safety concerns expressed by other residents.

Commissioner Everett closed the public hearing at 7:39 p.m.

Commissioner Allen stated he appreciates the desire of the applicant to create a safe area for his children; however, when he visited the site, he experienced the vision obstruction from the stop sign noted by the residents during the public hearing. The fence combined with the curvature of the road further decreases the line of sight from the area of the road parallel with the curb, several feet in front of the stop sign.

Commissioner Bergener stated that although the denial of the variance would cause a financial burden to the applicant to install a lower fence in the front yard, he does not feel it would qualify as an unreasonable hardship which is an approval criterion for a variance.

Commissioner Pengra said he feels that the variance request meets all five of the approval criteria due to the lack of a yard for his children to play in being an unreasonable hardship thus he is in favor of granting the variance.

Discussion ensued regarding efforts to resolve the issues and mitigate concerns between the neighbors.

Commissioner Everett explained that all five approval criteria must be met to approve a variance and the unreasonable hardship may not be self-imposed or purely economic. He acknowledged the validity of both interpretations of unreasonable hardship. His interpretation is that granting the request to allow a six-foot fence in the front yard would fail to meet the spirit of the title as required by the fifth approval criteria.

MOTION: *Commissioner Pengra moved to approve a variance request to allow for a six-foot privacy fence in the front yard of a property located at 2087 E Sycamore. Motion failed for lack of a second.*

MOTION: *Commissioner Everett moved to deny a variance request to allow for a six-foot privacy fence in the front yard of a property located at 2087 E Sycamore for the reason the request fails to comply with approval criteria that the spirit of this title is observed and substantial justice is done. Commissioner Allen seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, and Matthew Everett. Those voting nay: Christopher Pengra. The motion carried with a vote of 3:1.*

7. Discussion Items

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for April 26, 2022.

Commissioners Pengra and Wells will be excused. Commissioner Everett plans to attend virtually.

9. Adjournment

MOTION: *Commissioner Allen moved to adjourn the meeting at 7:57 p.m. Commissioner Pengra seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, and Christopher Pengra. The motion passed with a unanimous vote.*

The meeting was adjourned at 7:57 p.m.

Approved by the Planning Commission on April 26, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 26, 2022**

TITLE: ACTION ITEM - Eagle Plaza

ITEM TYPE: Site Plan

APPLICANT: Anton Bercich

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The Planning Commission saw a concept plan for Betos in this same location in 2021, however, after being reviewed the project was put on hold because a traffic study revealed that the intersection of East Campus Drive and Ranches Parkway was operating at a LOS E/F and no mitigation strategies were provided that could address the traffic concerns. The City contracted with Hales Engineering to complete a traffic study of the area and provide recommend ways to resolve traffic in the area, the results of that study are attached to this staff report. As there is a viable way to mitigate traffic concerns in this location applications for projects along East Campus Drive are able to move forward again.

The property is located on lot 2 within the Eagle Mountain Business Campus Recorded Plat Amendment (Plat C) which was approved on April 6th 2021. The 7-11 at Campus Drive project has proposed to rezone the parcel to the CC zone, this will be heard at the May 3rd City Council meeting.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council and assumes the property:

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* 17.100.050 A
- B. Screening Requirements: This project is not adjacent to any residential or agricultural zones therefore no screening is required.
- C. Access Requirements: The proposed site has two accesses to Campus Drive (including one that is shared with 7-11) and

provided cross access to the 7-11 site to the west

- D. Off-Street Truck Loading Space: The proposed site plan has adequate parking, and paved locations to accommodate off-street truck loading.

In addition to complying with the Site Plan development standards the project shall comply with the Commercial Design Standards found in 17.72 of Eagle Mountain Municipal Code (EMMC)

17.72.030 Site Design below staff will discuss compliance with the site Design.

- A. Building Location: Code requires buildings to be at or near the front setback line with the primary entrance toward the street and sidewalk. The proposed buildings are located along the back of the lot away from campus drive, however, it is adjacent to State Road 73, as this is a gateway to the city, staff feels it's appropriate to have the buildings as close as possible to that frontage.
- B. Parking Location: Code requires parking to be located to the rear or side of commercial buildings, and not between the road and the building. The proposal shows the parking, between the building and E Campus drive, but staff feels this is appropriate as the buildings front State Road 73.

17.72.040 Architectural Standards:

- A. Architectural Style Theme: Code requires that commercial buildings be similar in style as significant adjacent buildings, including colors, materials and design elements. The proposed Eagle Plaza elevations are more modern with flat sharp lines and planes and sleeker materials than other buildings in the area including the recently reviewed 7-11, and the C Jay building built on the other side of the street, it shall be up to the Planning Commission to determine if the elevations are appropriate.
- B. Main Entrance: Code requires that the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards or public spaces. The main entrance is toward the parking lot between Campus drive and the buildings, there is no pedestrian path to the trail along campus drive, or from the west parking lot to the buildings. Staff recommends a pedestrian path be provided to the west parking

lot and to the sidewalk along campus drive

- C. Building Articulation: Code requires vertical and horizontal articulation to reduce the perceived scale of the buildings. The proposed elevations contain a number of different materials, vertical planes, and popouts which create horizontal articulation. It is the opinion of staff that the elevations *COMPLY* with this provision.
- D. Architectural Detailing: Code states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" staff feels the applicants proposal complies with this provision
- E. Building Materials: Code requires that commercial structures avoid the use of large panelized products and/or featureless surfaces. Staff believes the applicant's proposal meets this standard.
- F. Building Color: Code states: "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations utilize brown and tans for, it shall be up to the Planning Commission to determine if the chosen color pallet is appropriate.

OTHER ITEMS FOR CONSIDERATION

In addition to the above items, the below shall be considered when making a recommendation to the City Council:

Bike Racks

Per 17.35.050 K bike racks should be provided

Parking: Chapter 17.55.120(c) requires 1 Parking Stall per 125 Square feet of gross floor area for restaurants with drive throughs, as the drive through portion of the main building is 2,272 SF 19 parking stalls are required. The Retail portion of the building is 4,933 SF and requires between 1 stall every 200 sf and a 1 stall every 300 sf (between 17 - 25) parking stalls. The Coffee Shop building at 725 SF requires 6 parking stalls, meaning the entire project requires a minimum of 42 stalls and 52 stalls are provided. With 52 stalls 3 ADA stalls are required but only 2 are provided, thus the applicant

shall provide 1 additional ADA stall.

17.75.069 Restaurant with drive-through services.

By code restaurants with drive-through services are special uses and may only be permitted where they comply with the standards of 17.75.069, and require a minimum stacking lane of 120'. The proposed stacking lane for the main building easily exceeds this number, the stacking lane for the small building/ Coffee/Soda Shop is approximately 130' which complies with the minimum standards, however, concern still exists that traffic may back up beyond the stacking lane.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100.

RECOMMENDATION:

The Planning Commission may make a recommendation of approval to the City Council for the Eagle Plaza Site Plan for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Site Plan is conditional on the successful rezone of the parcel.
2. A pedestrian path be provided to the west parking lot from the building, and to the sidewalk along East Campus Drive.
3. 3 ADA parking stalls shall be provided
4. 3.5' headlight screen shall be provided between the parking area and Campus Drive

ATTACHMENTS:

[Elevations](#)

[Site Plan](#)

[Campus Dr Solutions Memo](#)

[Eagle Mountain Campus Drive Roadway Alternatives.pdf](#)

[Business Campus Plat C](#)

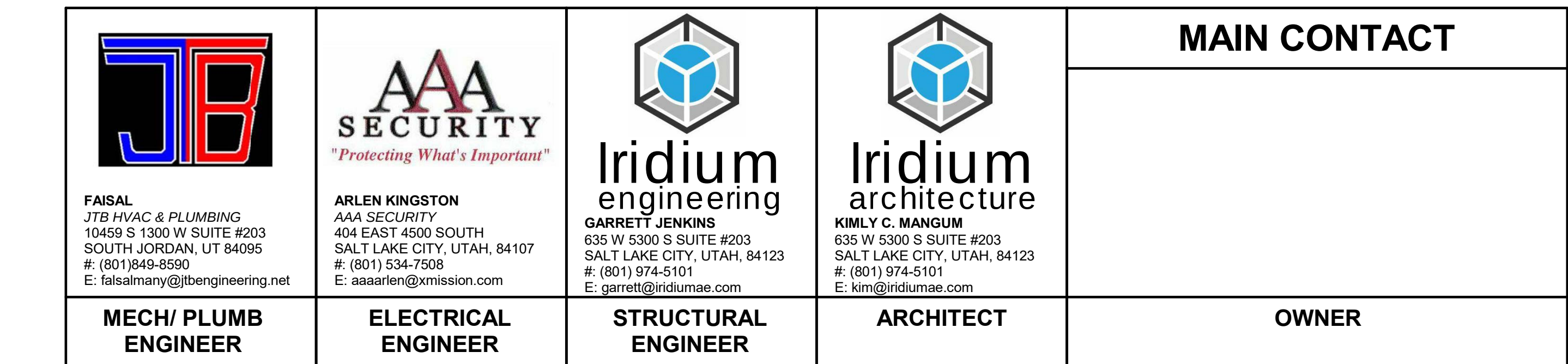
[Neighboring Elevations](#)

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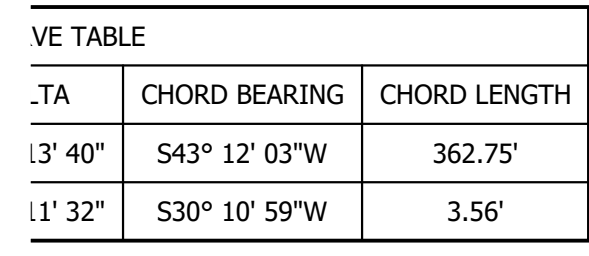
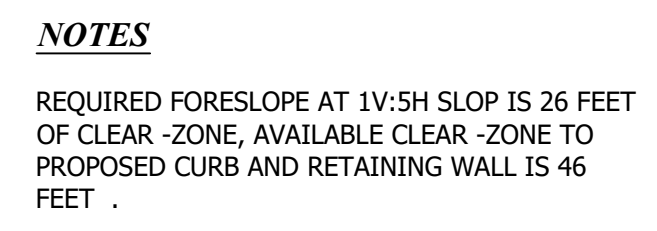


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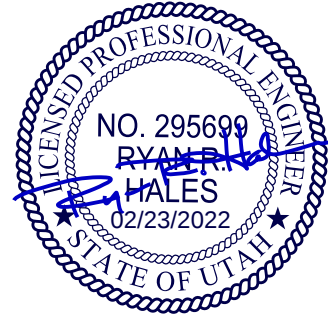


	SEVEN BROTHERS DINER 5096 W 12500 S HERRIMAN, UTAH		
	FULL BUILDING FLOOR PLAN		
CLIENT PROJECT NO.	Dwg. No. A-100	REV	E



MEMORANDUM

Date: February 23, 2022
To: Chris Trusty
From: Hales Engineering



Subject: Eagle Mountain Campus Drive Solutions

UT21-2036

This memorandum discusses the study completed for the Campus Drive / Ranches Parkway intersection located in Eagle Mountain, Utah. A prior memo had evaluated the Ranches Parkway / S.R. 73 intersection to the north to find interim solutions before UDOT constructs frontage roads on S.R. 73, and it was determined that none of these solutions were satisfactory as an interim fix, beyond possibly constructing a northbound free right-turn and extending the northbound left-turn storage.

The purpose of this memorandum is to identify solutions to the poor performance at the Campus Drive / Ranches Parkway intersection in order to adequately move traffic in and out of the area.

Area Description

The Campus Drive / Ranches Parkway intersection is located approximately 400 feet to the south of S.R. 73. A vicinity map is shown in Figure 1. Currently, all movements are allowed at the study intersection. As the area develops and as traffic on Ranches Parkway increases, turning out of Campus Drive will become more difficult.

For this study, a 2029 weekday evening peak hour condition was analyzed as it is anticipated that UDOT will install the frontage roads on S.R. 73 around the year 2030, and traffic volumes have historically been higher during evening peak hours than during morning peak hours. A rough trip generation estimate was performed for each of the planned or zoned commercial uses surrounding Campus Drive and Stonebridge Lane. Based on these estimates, it is anticipated that a traffic signal will be warranted at the Stonebridge Lane / Ranches Parkway intersection, and it is recommended that one be installed. This will provide a way to facilitate exiting traffic both from the residential neighborhood on Stonebridge Lane as well as the commercial uses near Campus Drive to the west of Ranches Parkway.



Figure 1: Vicinity map

Future (2029) Analysis

Intersection performance is typically measured based on delay per vehicle and given a corresponding grade, called level of service (LOS), ranging from A to F. LOS A through LOS D are, per standard practice, considered acceptable in urban areas. The Ranches Parkway / S.R. 73 intersection is anticipated to perform at a poor LOS regardless of any improvements applied to it. Without improvements, the Campus Drive / Ranches Parkway intersection is anticipated to perform at LOS F. If the Stonebridge Lane / Ranches Parkway intersection is signalized, it is anticipated that it will perform at an acceptable LOS A.

Evaluated Alternatives (Eliminated)

In the process of exploring different alternatives, some were determined to be not feasible and were eliminated from further consideration. A brief explanation of each of these alternatives and a summary of why they are not recommended is listed below:

- Installing a roundabout at Campus Drive / Ranches Parkway
 - While this alternative serves traffic exiting Campus Drive well, it hinders the operation of the Ranches Parkway / S.R. 73 intersection. This intersection serves an extremely high westbound left-turn demand from S.R. 73 that would be hampered at the roundabout.
- Restricting egress left-turns at Campus Drive and installing a roundabout to the north of S.R. 73 on Ranches Parkway to reroute westbound left-turns from Campus Drive
 - This alternative also hinders operation at the Ranches Parkway / S.R. 73 intersection as it requires more green time at the signal to be allocated to the northbound and southbound thru movements, which would cause additional delay for the critical east- and westbound movements.
- Restricting egress left-turns at Campus Drive and forcing westbound left-turns to make a northbound U-turn at S.R. 73
 - Northbound dual left-turn lanes at S.R. 73 would not have sufficient capacity to service the increased demand at this movement without allocating additional green time. Without this reallocation, the northbound left-turn queue at S.R. 73 would extend well past Campus Drive.
- Constructing an acceleration lane for the westbound left-turn movement off of Campus Drive
 - An acceleration lane, while improving conditions slightly, would not allow the intersection to perform at an acceptable LOS, and queueing on Campus Drive would still be an issue. There are not sufficient gaps in the northbound traffic stream on Ranches Parkway.

In each of the following options, eastbound left turns on Campus Drive need to be restricted. If a signal is installed at the Stonebridge Lane / Ranches Parkway intersection, these left turns may reroute to this intersection while maintaining an acceptable LOS. The following options for the east leg of Campus Drive are proposed:

Option 1: South connection near Stonebridge Lane:

This option would involve construction of a road that extends from the eastern terminus of Campus Drive that wraps around the edges of the commercial buildings and ties into Ranches Parkway, as shown in Figure 2. If this connection is unsignalized, it not necessarily anticipated that it would operate at an acceptable LOS; however, it would serve to separate Campus Drive traffic from the Ranches Parkway / S.R. 73 intersection. In order to be signalized, this connection would need to tie in across from Stonebridge Lane.

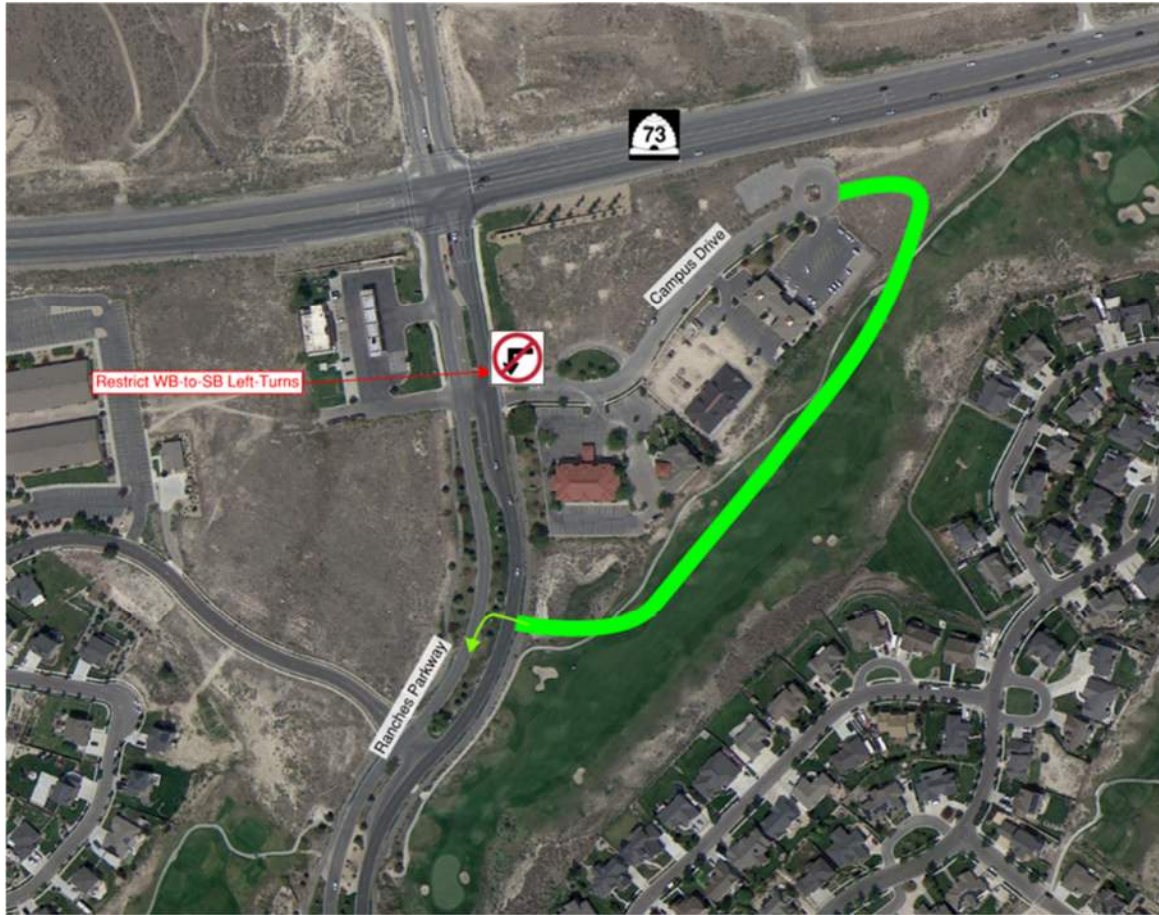


Figure 2: Option 1- South connection

Option 2: Connection to Mt. Airey Park

This option would also involve a new road extending from the eastern terminus of Campus Drive. In this scenario, the road would cut across the golf course through Mt. Airey Park, as shown in Figure 3. This scenario is similar to Option 1 in that it reroutes westbound left turns to an intersection farther south. The Mt. Airey Drive / Ranches Parkway intersection is currently unsignalized. If this road were constructed, some tee boxes for the golf course would need to be moved.

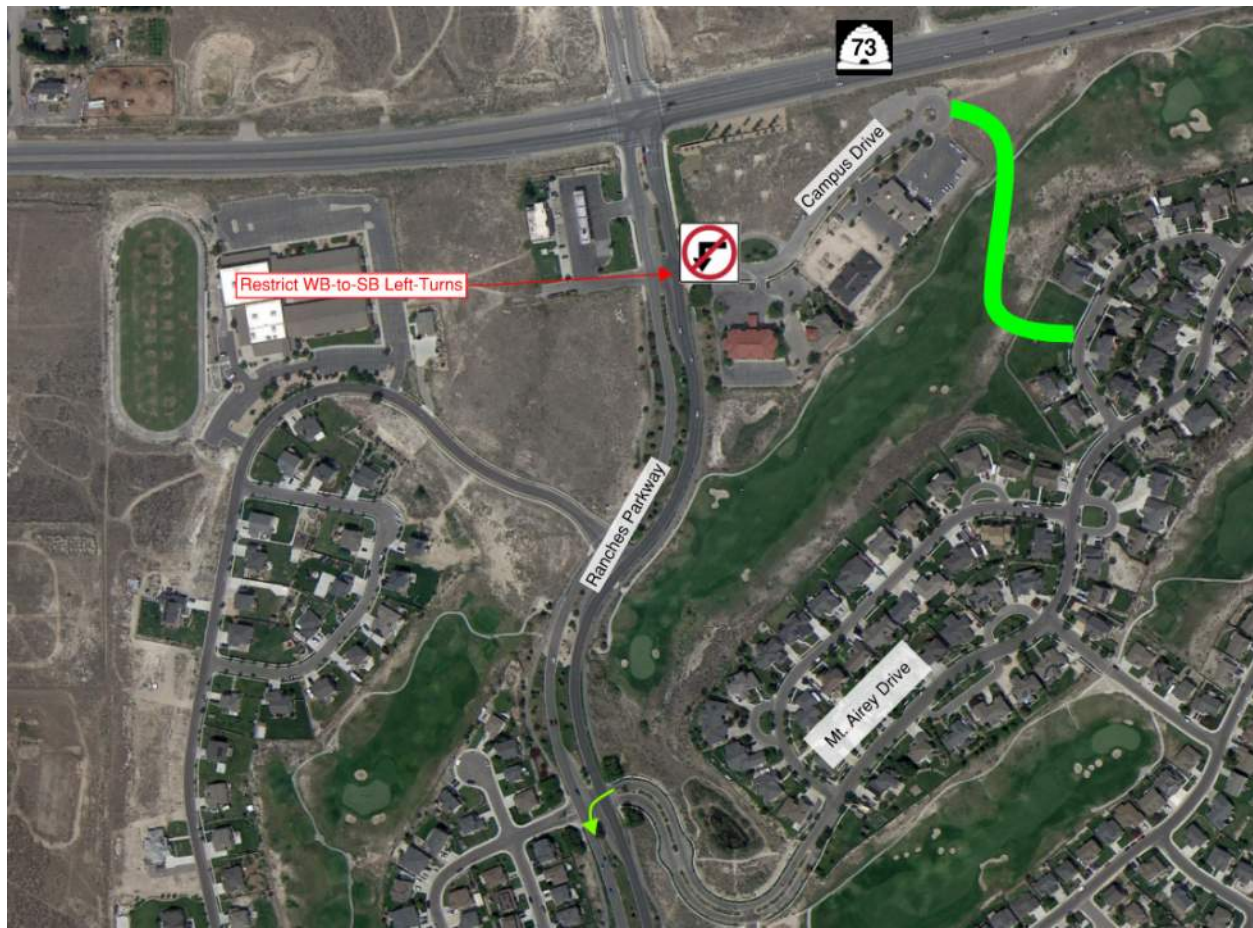


Figure 3: Option 2- Connection to Mt. Airey Park

Preferred Alternative (High-T Intersection)

This alternative mitigates the Campus Drive / Ranches Parkway intersection without the construction of any new roadways. A high-T intersection works by allowing one thru movement to be green all the time, while sometimes stopping the opposite direction to allow left-turn movements from the minor street to turn into their own lane without disrupting the flow of traffic with a continuous green. For an example of a high-T configuration, see Figure 4, which shows the Shadow Valley Drive / Harrison Boulevard intersection in South Ogden, Utah. In this case, the southbound flow has continuous green and the northbound movement only stops to allow westbound left-turns to proceed, which merge later on with southbound traffic.

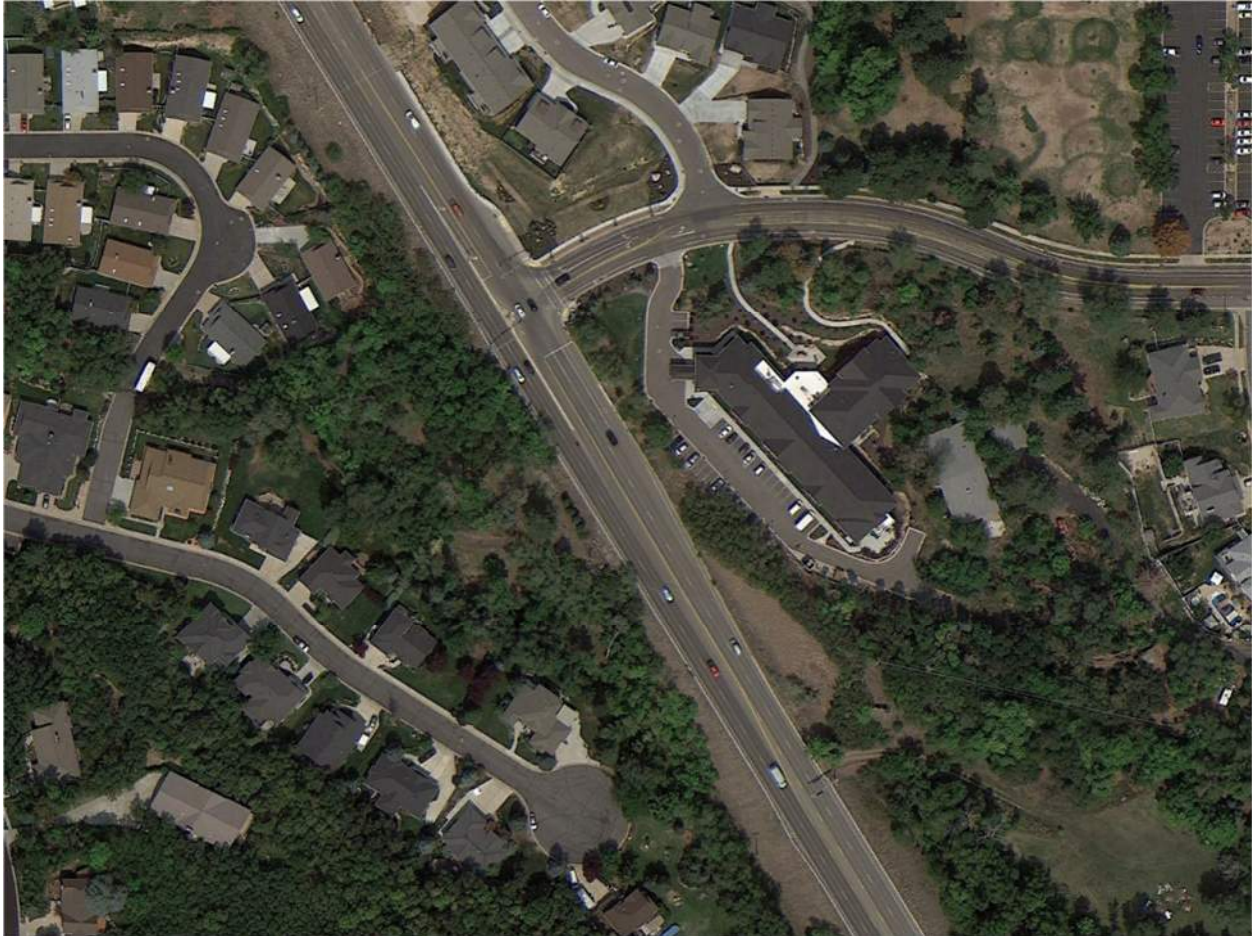


Figure 4: High-T example

Most high-T intersections contain three legs. In this case, the eastbound leg would need to be permanently stop-controlled and restricted to right-in/right-out movements only. Any left-turning traffic to and from this leg would reroute through Stonebridge Lane. With this improvement, an acceleration lane would be needed to accommodate westbound left turns.

If a high-T were to be installed, it is anticipated that both the Campus Drive / Ranches Parkway and Stonebridge Lane / Ranches Parkway intersections will operate at an acceptable LOS B.

Other Recommendations

These recommendations are for the short-term (through 2029), and it is recommended that UDOT evaluate a connection that ties Campus Drive to the planned eastbound S.R. 73 frontage road. According to UDOT, the spacing for unsignalized intersections along a roadway with this classification is 660 feet, which is approximately the distance between Ranches Parkway and the eastern terminus of Campus Drive. This would allow vehicles that would turn left from Campus

Drive to turn right on the frontage road, make a U-turn at the next major intersection, and make a westbound left from S.R. 73 onto Ranches Parkway.

Ultimately, the best solution to decrease congestion on Ranches Parkway is to construct Airport Road, which will provide an additional connection point between S.R. 73 and the south end of Eagle Mountain and alleviate some of the demand for Ranches Parkway. According to the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) travel demand model, which forecasts future traffic based on socioeconomic projections, the construction of Airport Road would decrease average daily traffic (ADT) on Ranches Parkway by approximately 5,000 vehicles from 2030 to 2040, accounting for the population and employment growth within that time.

If you have any questions, please call us at 801.766.4343.

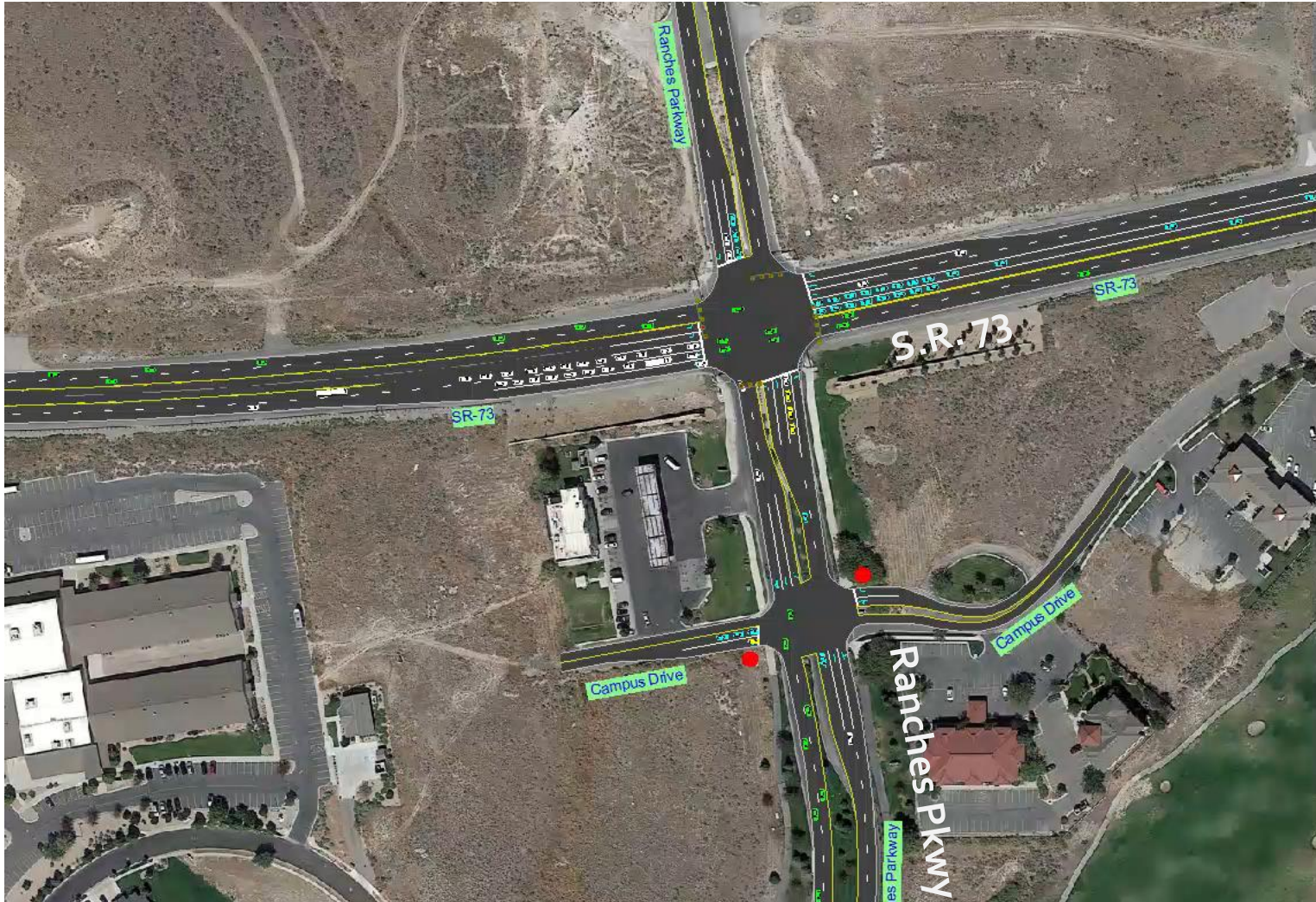
Campus Drive & Ranches Parkway

Ryan Hales, PE, PTOE, AICP

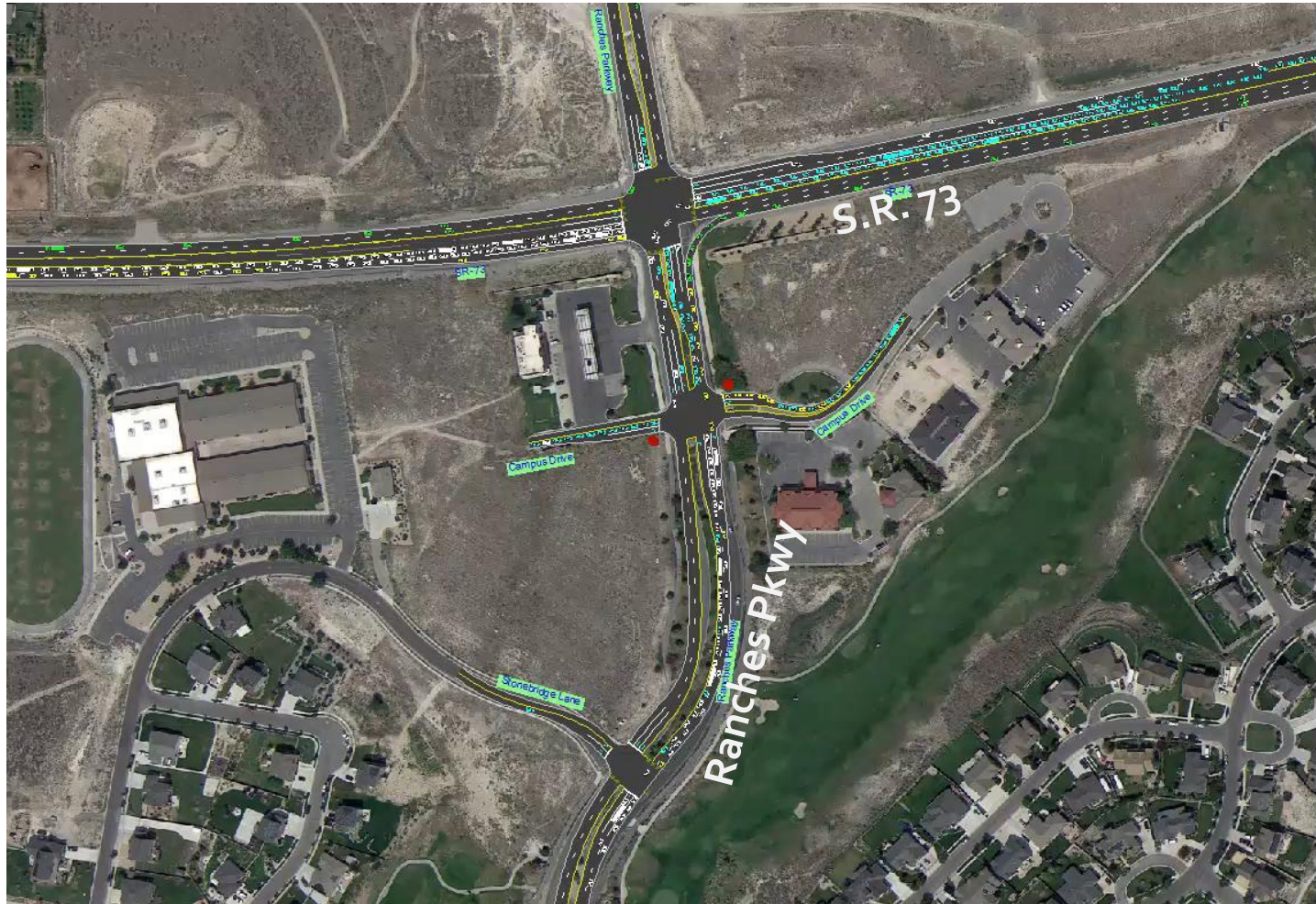
Joseph Browning, EIT

03/01/2022

Existing PM Conditions (8x Speed)



2029 w/ No Improvements at Campus Dr. (8x Speed, PM)



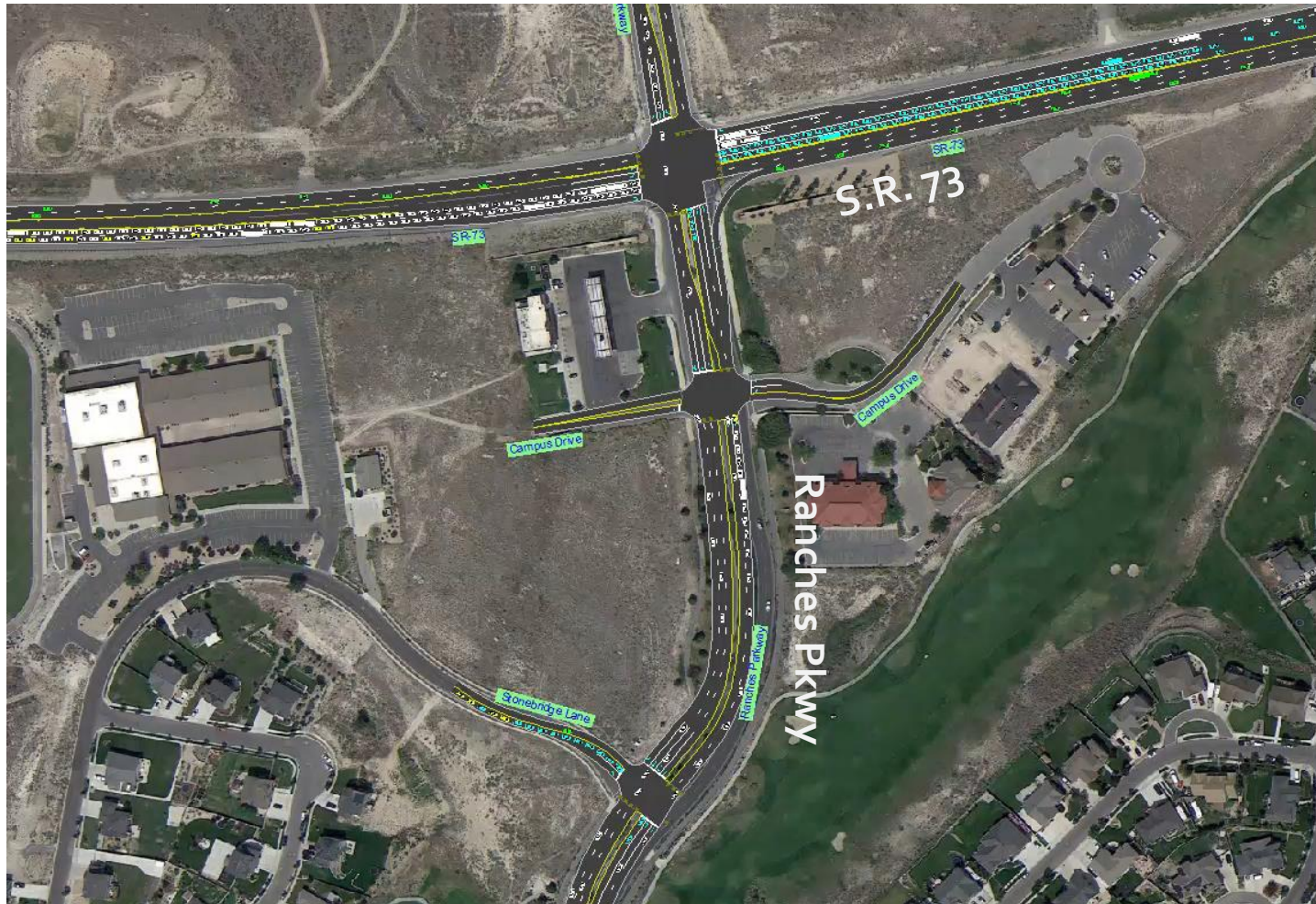
Future Considerations

- S.R. 73 will be a future freeway (~2040)
 - Prior to completion of freeway, a frontage road system will be constructed (~2030)
 - A connection from Campus Drive to the frontage road should be considered
- Airport Road to the West will reduce cut-thru traffic on Ranches Parkway upon completion
- With commercial development near Stonebridge Lane, a signal is anticipated to be warranted

Eliminated Alternatives

- Roundabout north or south of S.R. 73 on Ranches Parkway
- Connections on east Campus Drive to east or south
- Left turns out of Campus Drive restricted; forced to make U-turns via northbound dual left-turn lanes at S.R. 73
- Acceleration lane for westbound left-turns on Campus Drive

Preferred Alternative - High-T (8x Speed, PM)



Questions?

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED EAST 7770.65 FEET AND NORTH 1130.73 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 9°09'44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY A DISTANCE OF 308.41 FEET; THENCE NORTH 78°14'03" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 73 A DISTANCE OF 449.54 FEET; THENCE SOUTH 31°09'32" EAST 123.83 FEET, THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE: 1) ALONG THE ARC OF A 743.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 366.44 FEET THROUGH A CENTRAL ANGLE OF 28°13'39" (CHORD BEARS SOUTH 43°12'03" WEST 362.75 FEET), 2) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE TO THE RIGHT 133.79 FEET THROUGH A CENTRAL ANGLE OF 69°59'36" (CHORD BEARS SOUTH 64°05'02" WEST 106.85 FEET), 3) NORTH 80°55'11" WEST 49.33 FEET, 4) NORTH 9°04'49" EAST 10.00 FEET, AND 5) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE 96.02 FEET THROUGH A CENTRAL ANGLE OF 59°03'46" (CHORD BEARS SOUTH 69°32'57" WEST 91.83 FEET) TO THE POINT OF BEGINNING.

CONTAINING 125,850 SQUARE FEET OR 2.889 ACRES, MORE OR LESS.

EAGLE MOUNTAIN CITY PLAT 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 shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S)/REPRESENTATIVE:

PRINTED NAME/TITLE

SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT 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 shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S)/REPRESENTATIVE:

PRINTED NAME/TITLE

SIGNATURE(S)

ACKNOWLEDGMENT

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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES_____NOTARY PUBLIC SIGNATURE_____

COMMISSION NUMBER_____PRINTED FULL NAME OF NOTARY_____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED BY MAYOR_____APPROVED BY CITY ATTORNEY_____

APPROVED BY ENGINEER (SEE SEAL BELOW)_____ATTEST BY CITY RECORDER (SEE SEAL BELOW)_____

PLAT "C"

EAGLE MOUNTAIN BUSINESS CAMPUS

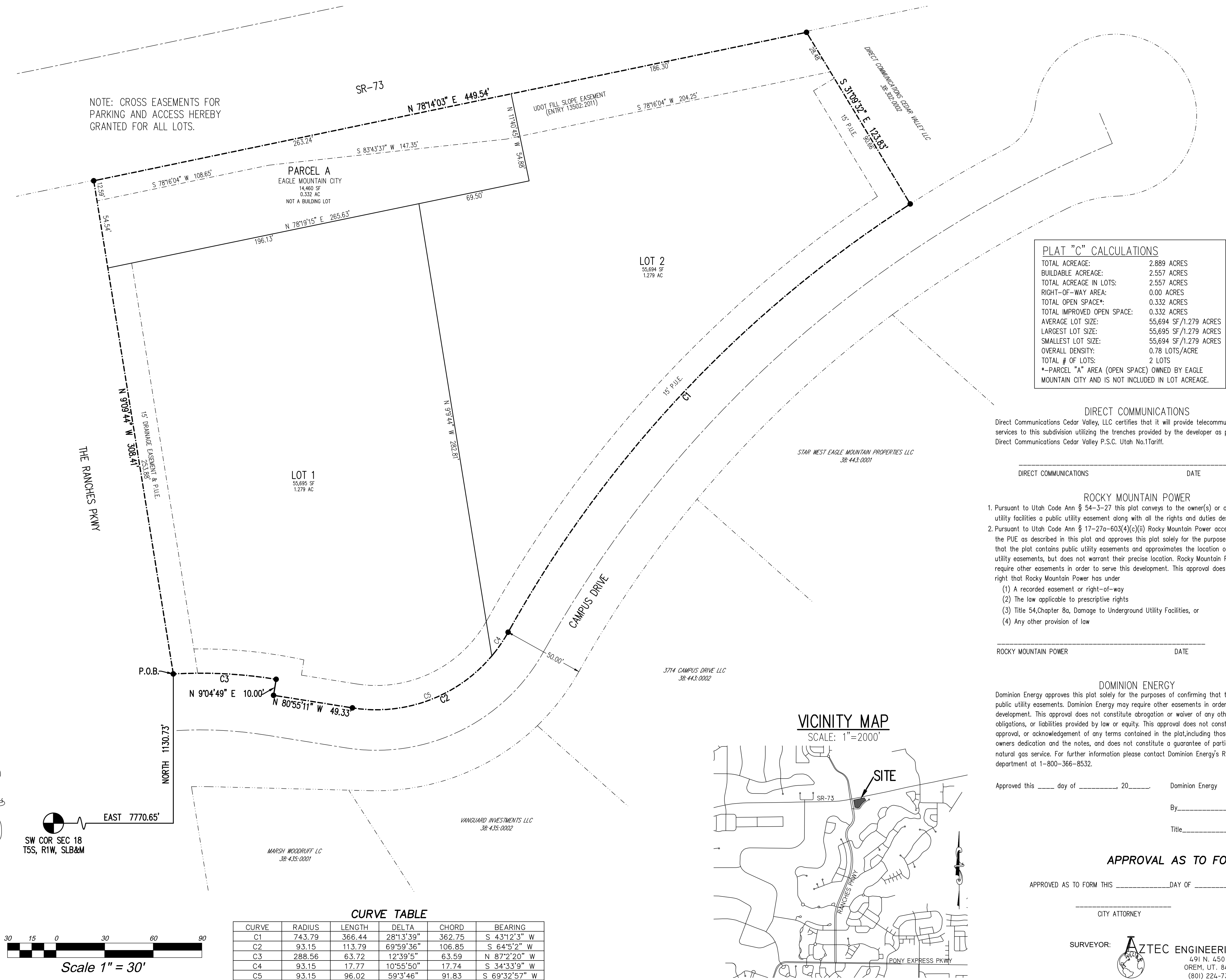
SUBDIVISION

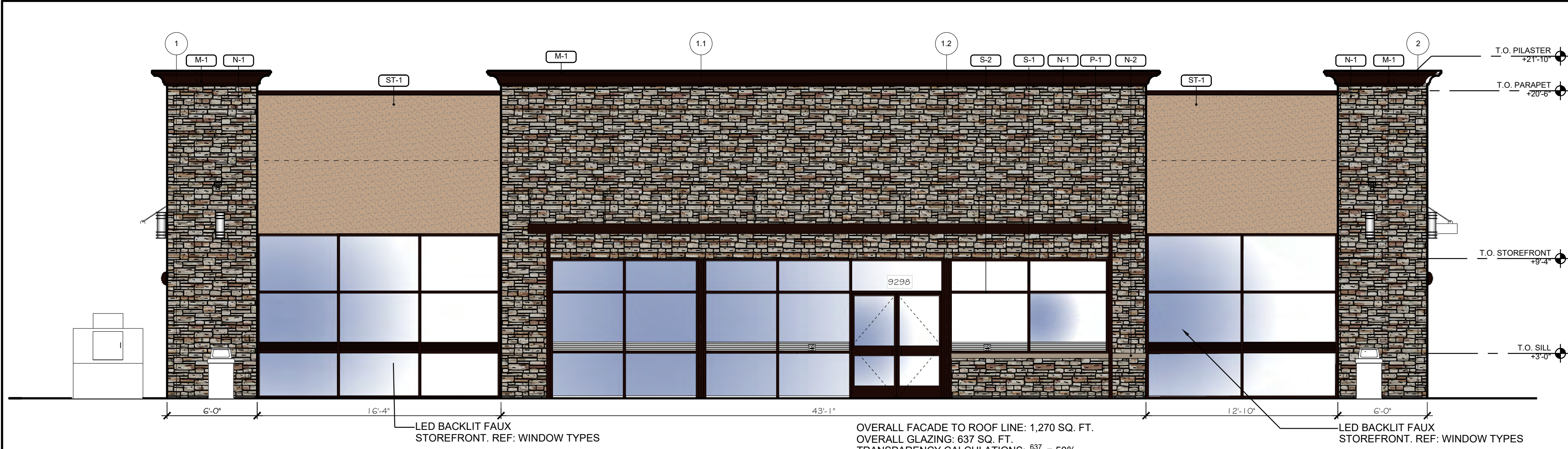
INCLUDING A VACATION OF LOTS 1 & 5, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" LOCATED IN THE SOUTH HALF OF SEC 17, TOWNSHIP 5S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITYUTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

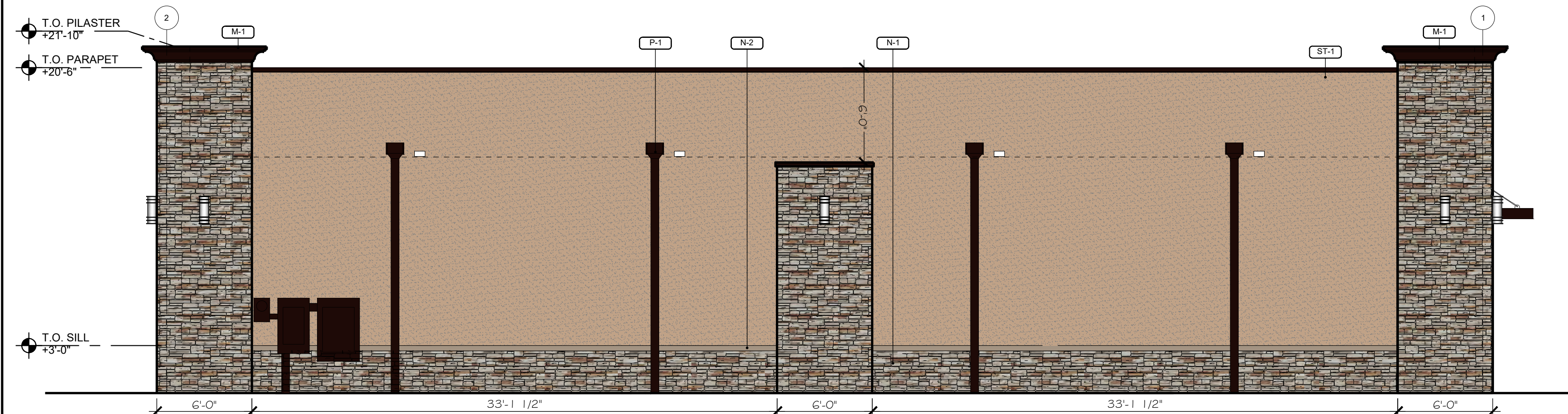
Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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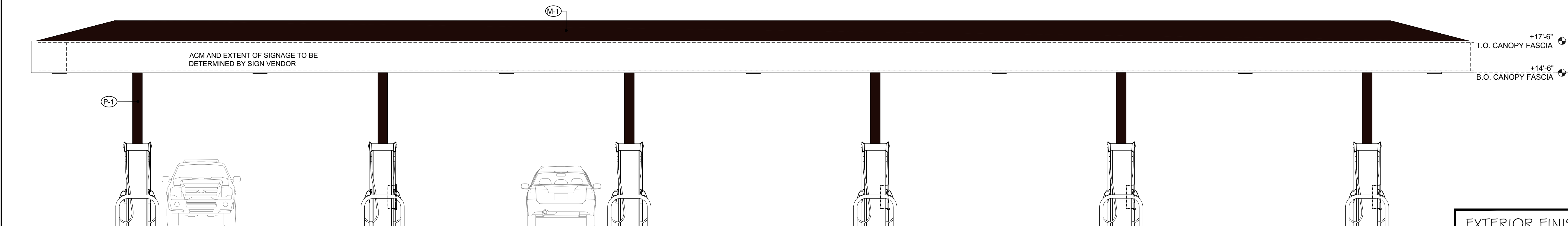
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1 WEST ELEVATION

SCALE 3/16" = 1'-0"



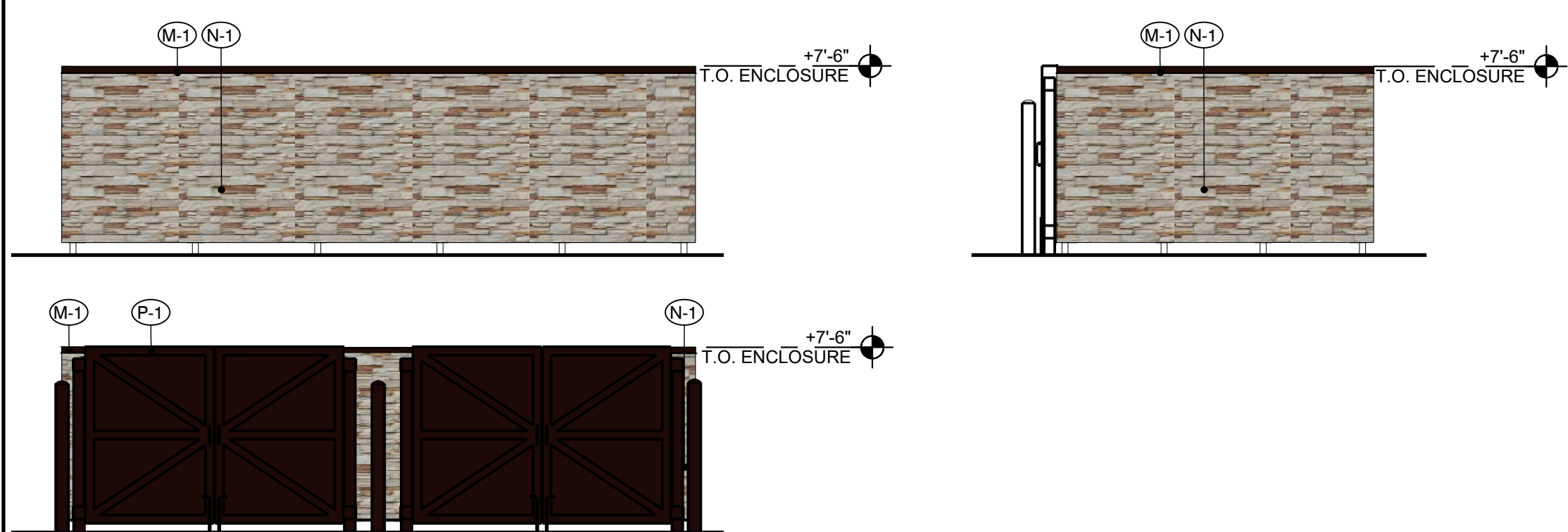
3
1 EAST ELEVATION

SCALE 3/16" = 1'-0"



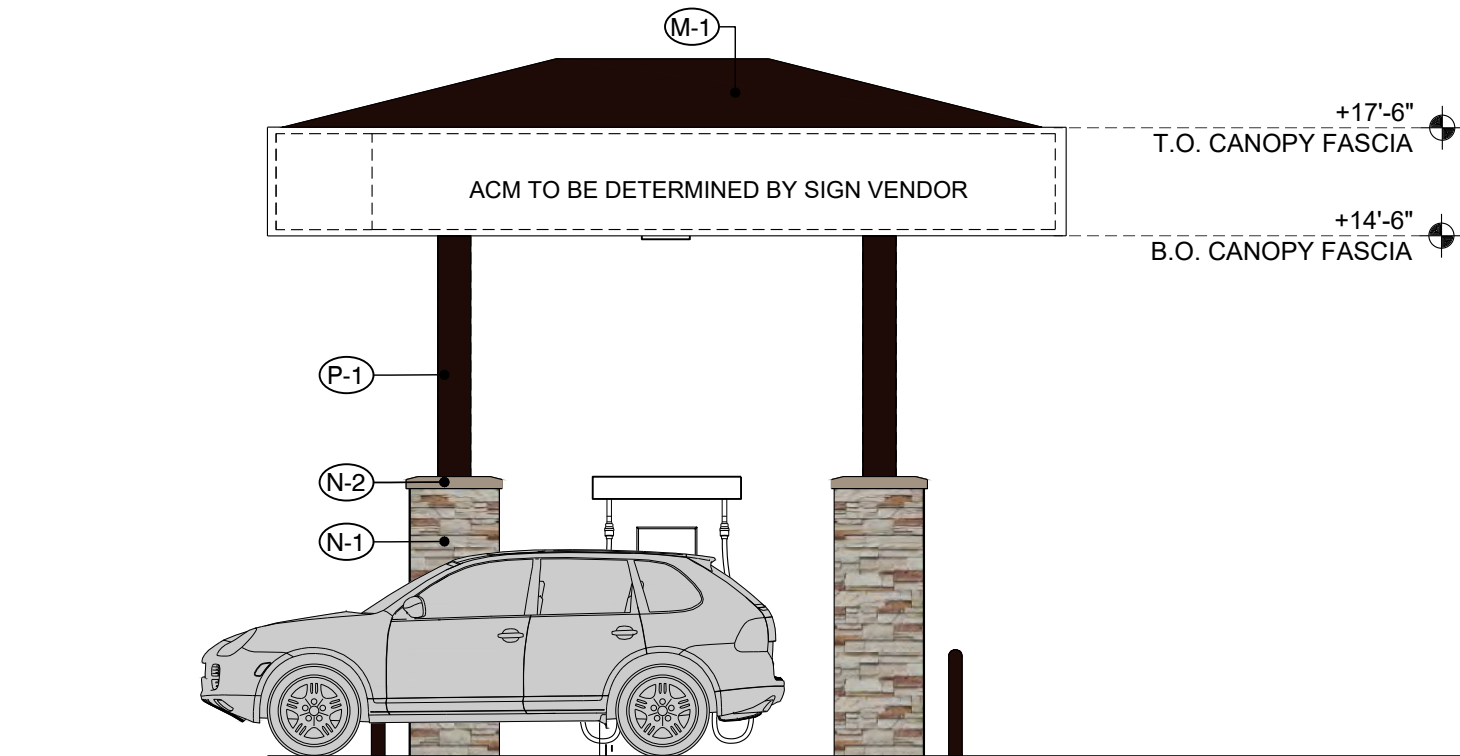
5
1 CANOPY SIDE ELEVATION

SCALE 3/16" = 1'-0"



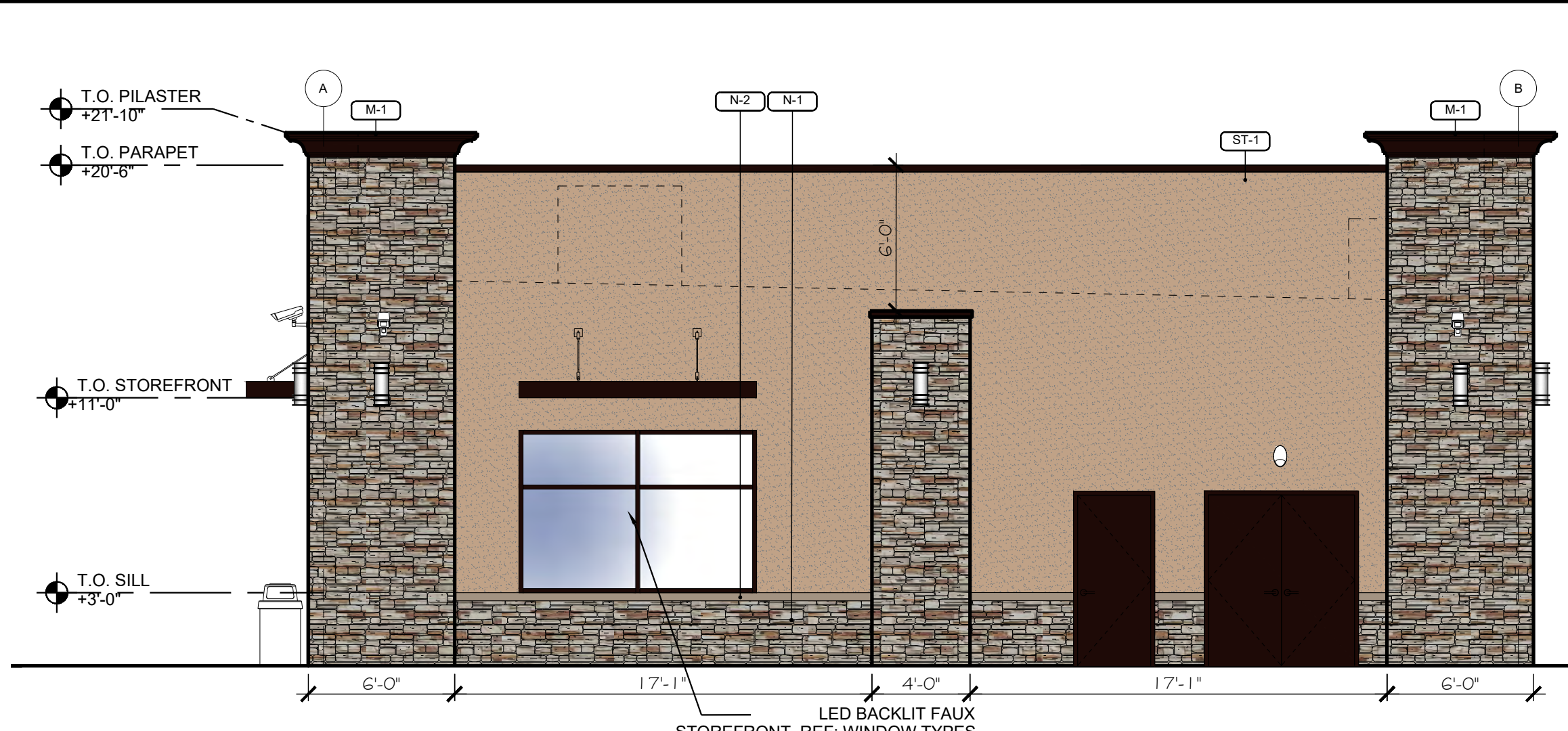
7
1 TRASH ENCLOSURE

SCALE 3/16" = 1'-0"



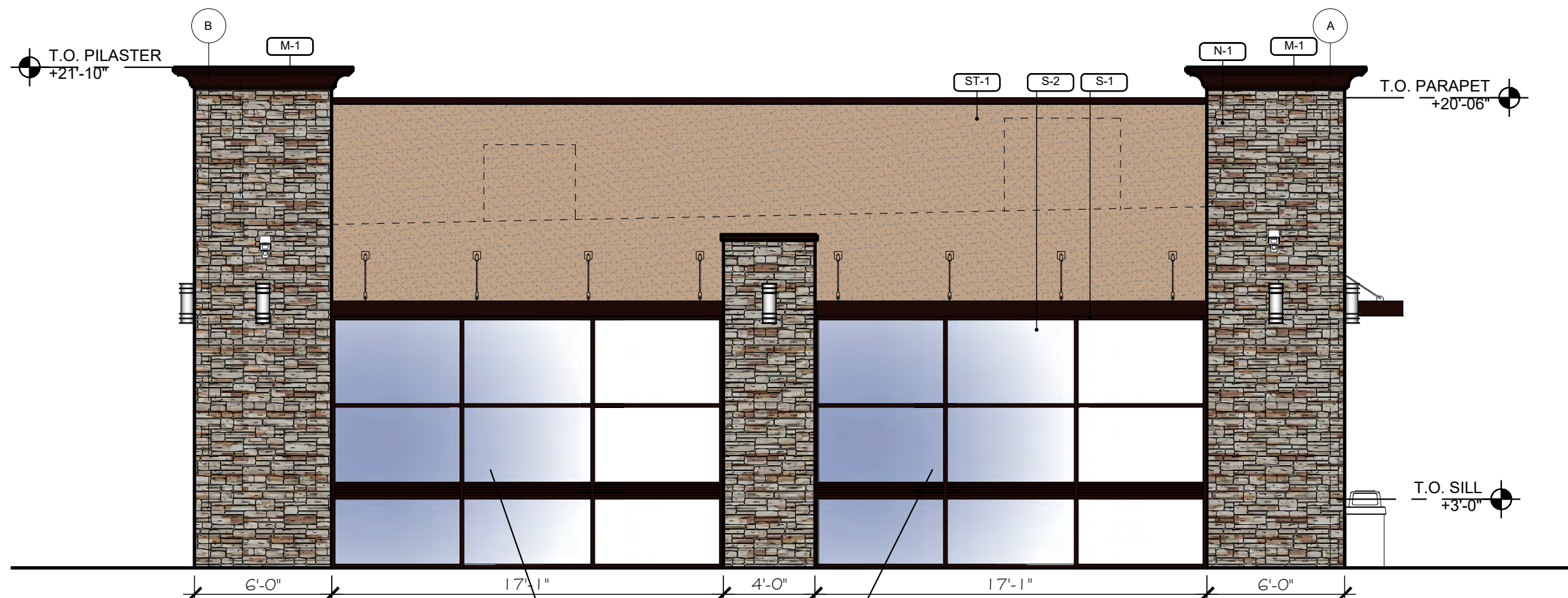
6
1 CANOPY END ELEVATION

SCALE 3/16" = 1'-0"



2
1 SOUTH ELEVATION

SCALE 3/16" = 1'-0"



4
1 NORTH ELEVATION

SCALE 3/16" = 1'-0"

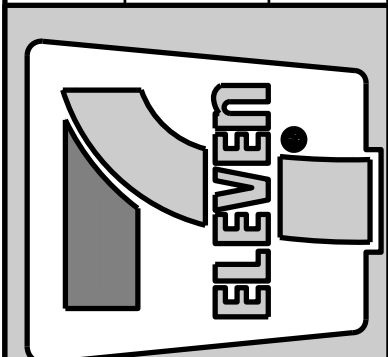
EXTERIOR FINISH SCHEDULE

NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.

FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	
P-1	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	
N-1	STONE VENEER - ELDERADO STONE - MOUNTAIN LEDGE - "SIERRA" - OR SIMILAR	
N-2	PRE-CAST CONCRETE SILL	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW 7508 TAVERN TAUPE" - OR SIMILAR	
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	

Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN #1049067
9293 N RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005



THE DIMENSION GROUP
ARCHITECTURAL • CIVIL • ENGINEERING • MEP ENGINEERING
10002 SANDHILL ROAD, DALLAS, TEXAS 75248
TEL: 214-354-8800 WWW.DIMENSIONGROUP.COM

Job#: C21-068
Scale: AS NOTED
Date: 05/27/2021
Drawn By:
Checked By:

Documents prepared by The Dimension Group are for the specific project and only for the specific project and not for any other project. Any extension of use to other projects without the expressed written consent of The Dimension Group is done at the user's own risk. The Dimension Group shall not be held responsible for any errors or omissions specifically intended. User will hold The Dimension Group harmless from all claims and losses.

SHEET:



FIVE DEGREES DESIGN

1457 EAST 840 NORTH
OREM, UTAH 84097
801.960.9381
chris@fivedegreesdesign.com

DATE: 21 OCTOBER 2020
PROJECT #: 20-046
DRAWN BY: THM
CHECKED BY: BCH

REVISIONS

PROJECT

**C. JAY
PROPERTIES
BUILDING**

ADDRESS:
EAGLE MOUNTAIN, UTAH

ARCHITECTURAL

EXTERIOR ELEVATIONS

AE201



B1 FRONT ELEVATION
AE201 SCALE: 3/16" = 1'-0"



D2 SIDE ELEVATION
AE201 SCALE: 3/16" = 1'-0"

Y:\3D Projects\2020\20-046 C. Jay Properties Office Building\03 Drawings\02 Revit\Eagle Mountain Medical Office Building V4.rvt
11/6/2020 3:26:34 PM



FIVE DEGREES DESIGN

1457 EAST 840 NORTH
OREM, UTAH 84097
801.960.9381
chris@fivedegreesdesign.com

DATE: 21 OCTOBER 2020
PROJECT #: 20-046
DRAWN BY: THM
CHECKED BY: BCH

REVISIONS

PROJECT

**C. JAY
PROPERTIES
BUILDING**

ADDRESS:
EAGLE MOUNTAIN, UTAH

ARCHITECTURAL

EXTERIOR ELEVATIONS

AE202



B1
AE202

BACK ELEVATION

SCALE: 3/16" = 1'-0"



D1
AE202

SIDE ELEVATION

SCALE: 3/16" = 1'-0"

Y:\3D Projects\2020\20-046 C. Jay Properties Office Building\03 Drawings\02 Revit\Eagle Mountain Medical Office Building V4.rvt
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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 26, 2022**

TITLE: ACTION ITEM - Mountain America Credit Union - **ITEM
REMOVED FROM AGENDA AT APPLICANTS REQUEST**

ITEM TYPE: Preliminary Plat & Site Plan

APPLICANT: Brooke Bean

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen,

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 26, 2022

TITLE:	ACTION ITEM -- Browns Meadow		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Brett Lovell as Developer, Garrett Schmidt as Agent and Applicant, Lee Brown as Property Owner		
GENERAL PLAN DESIGNATION Neighborhood Residential 1 (roughly lots 1-14, 19, 20, 29-36) [on north side of project] & Agricultural/Residential Density 2 (roughly lots 15-18, 21-28, 37 & 38) [along the south side of the project]	CURRENT ZONE RD1	ACREAGE 45.133	COMMUNITY
PUBLIC HEARING: No PREPARED BY: Robert Hobbs, Planning PRESENTED BY: Robert Hobbs	RECOMMENDATION: Staff necessarily recommends that the Planning Commission motion to recommend to the Mayor & City Council that they deny the proposed plat. BACKGROUND: The Browns Meadow development came to the City in February as a package(d) rezone and preliminary plat approval request pertaining to some 45.133 acres of ground (County Assessor Acct./Parcel # 59:051:0027) in the City. The rezone was eventually approved, and RD1 zoning assigned to the property. However, the preliminary plat was tabled by the Planning Commission and therefore has not yet been reviewed by the City Council. The developer team has revised their drawings since having them tabled and are now bringing the plat back to the Planning Commission for re-review.		

Five discussion worthy issues came to light while reviewing the original preliminary plat plans: a) The proposed use of a cul-de-sac in the subdivision requiring successful developer justification of, or modification to, the cul-de-sac; and, b) Proposal of 38 lots with only one usable access point triggering the need, to satisfy the fire department (and code), to leave eight of the lots to be approved with a future final plat phase; and, c) Issues regarding the propriety of the RD1 Zone on and along the southern course of building lots; and, d) the acceptability of its peripheral 1-acre lots; and, e) the need for an east/west oriented collector road to be incorporated into the plat's design.

The concerns relating to items a., b. and c. have been resolved. As to d., the 1-acre requirement was voiced by the Planning Commission when reviewing the original preliminary plat. The Council expressed a desire when they approved the requested rezone of the property that the lots fronting the northern property line of the Browns Meadow project all be sized at 2-acres. And, respecting e., a collector street design has not been made a part of the newest plat revision.

The current plan proposes to keep the original local road configuration that provides both ingress/egress to the project as well as functions as its main feeder right-of-way. It also depicts four 1.5 acre+ lots along the plat's northern frontier (in lieu of up to eleven 2-acre lots contrary to the collective desires [as understood] of the Planning Commission and Council -- as well as the City's interpretation of city code). (EMMC § 17.60.150)

The developer has provided a narrative explanation/justification for their new plat design, including also neighbor support and the proposal to install a 6' concrete fence along the north side of the project, "from the west of end of [the] property at the Strides clinic down to Highway 73". Copies of those documents accompany this report.

ITEMS FOR CONSIDERATION:

(The Conclusions of Law, required findings, standards and requirements for Preliminary Plats may be found in/at EMMC §§ 16.20.)

Preliminary Plat (EMMC §16.20):

The original project plat was reviewed by the DRC Committee on February 22, 2022. Adjustments to the then proposed preliminary plat were afterwards made. Except for the lot transitioning requirements later determined by City decision makers to apply to Browns Meadow, the original plat's configuration was deemed conforming to RD1 standards (and the cul-de-sac was approved with a 400' maximum length). Since the plat has been again revised -- in reaction to the Planning Commission and City Council's comments when reviewing the original plat and the rezone request -- the plat calculations that follow have been adjusted to report the current plat version's data.

Provided/proposed plat calculations:

Total Acreage --	45.133
Buildable Acreage --	40.011
Total Lot Count --	37 (was 38)
Total Acreage in Lots --	40.011
Total Acreage in Rights-of-Way --	unreported
Total [Acreage] in Open Space --	0
RD1 Min. Allowed Lot Size --	1 acre (43,560 sq. ft.)
Average Reported [Building] Lot Size --	1.077 acres (46,928 sq. ft.)
Largest [Building] Lot Size --	1.571 acres (68,429 sq. ft.)
Smallest [Building] Lot Size --	1.00 acres (43,563 s. ft.)
Overall Density --	.92 lots/acre
Open Space Provided --	> 1-acre (n/a in a RD1 Zone where lots exceed 1-acre by default)

[Again] The developer has provided a narrative explanation/justification for their new plat design, including also neighbor support and the proposal to install a 6' concrete fence along

the north side of the project, "from the west of end of [the] property at the Strides clinic down to Highway 73". Copies of those documents accompany this report.

REQUIRED FINDINGS:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a preliminary plat are iterated in EMMC §§ 17.90.060, 16.20. (Any Master Development Agreement in force and of effect against a property should also be considered when reviewing a plat.)

Plats are, effectually, "checklist" items to be approved -- if all required elements and proper design are provided in their drawings.

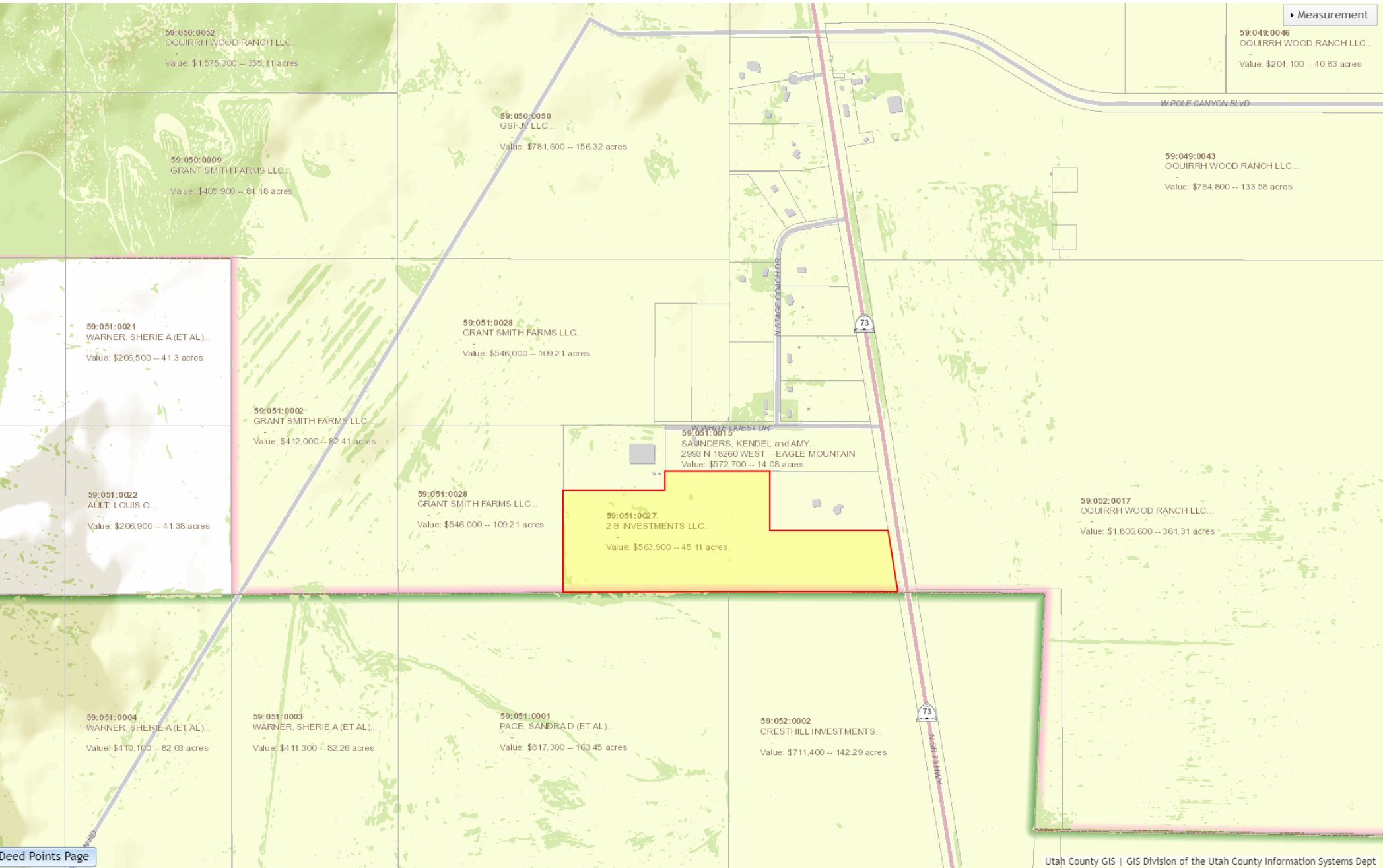
PLANNING COMMISSION ACTION/RECOMMENDATION:

(Item previously tabled for re-design...)

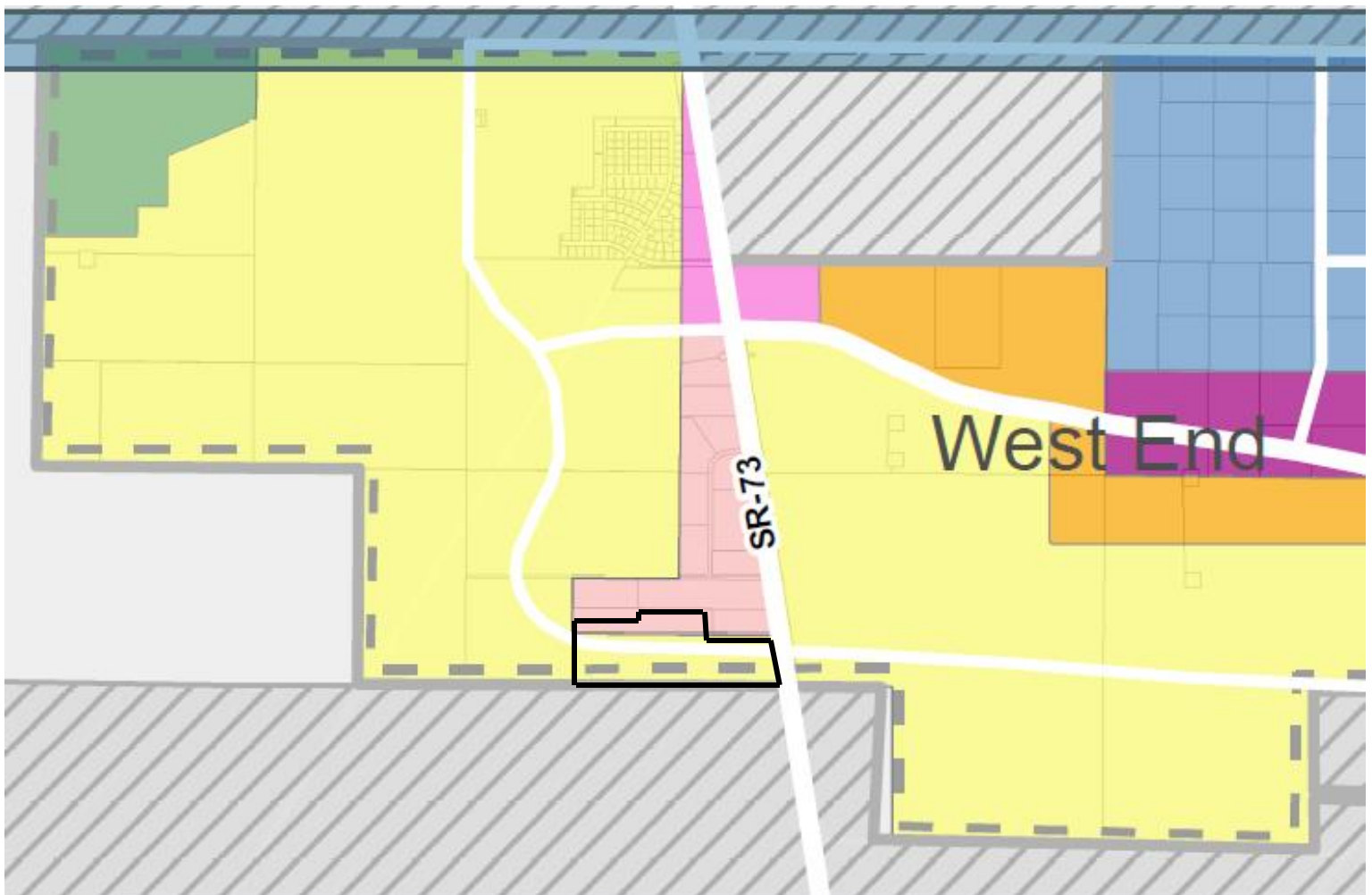
ATTACHMENTS:

[Vicinity Map.Browns Meadow Subdivision.pdf](#)
[Future Land Use Map.Browns Meadow Subdivision.pdf](#)
[Revised Plat](#)
[Brown Meadow Letter.docx](#)
[Kat's letter.docx](#)
[Original Plat.pdf](#)

VICINITY MAP

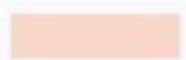
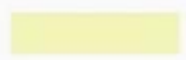


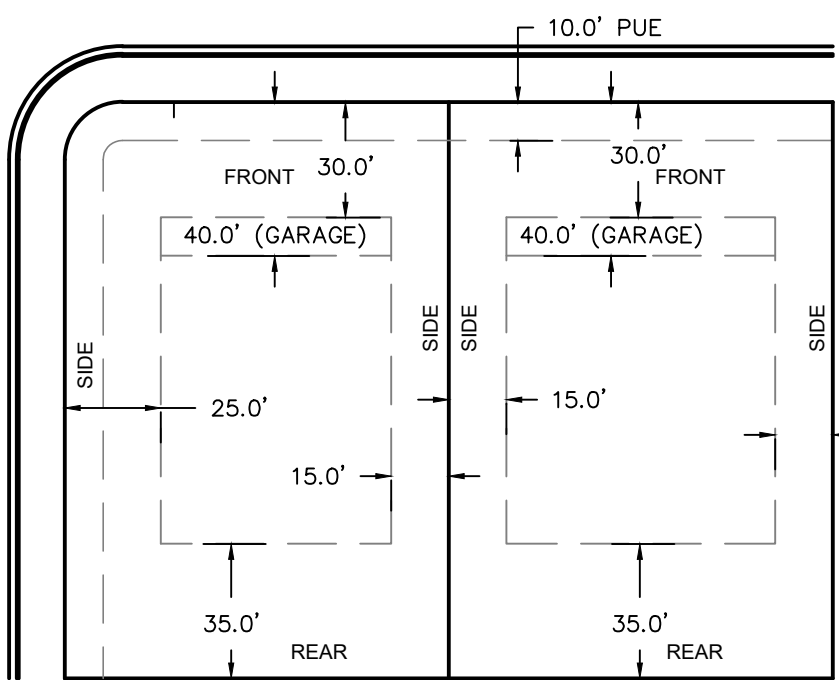
EAGLE MOUNTAIN FUTURE LAND USE MAP



LEGEND

Residential Categories:

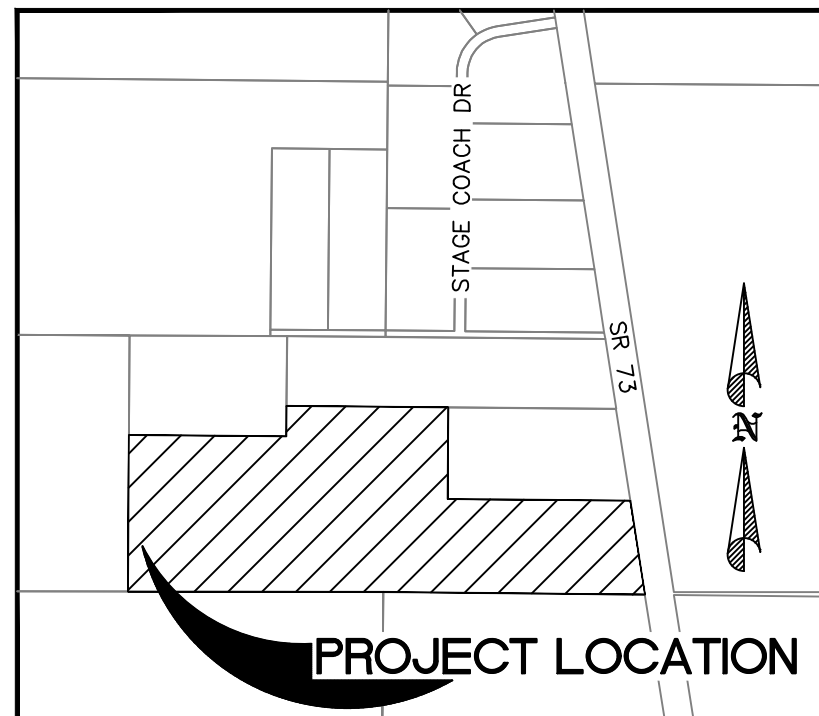
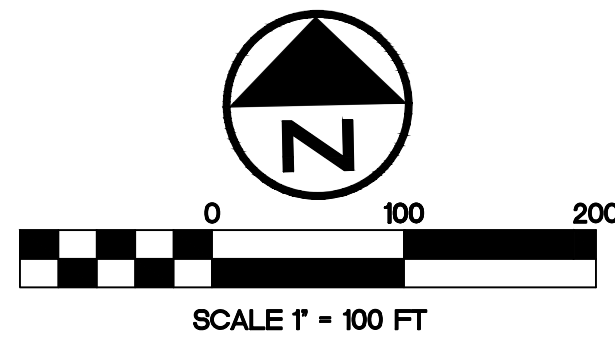
-  Foothill Residential
-  Agricultural/Rural Density One
-  Agricultural/Rural Density Two
-  Neighborhood Residential One
-  Neighborhood Residential Two
-  Neighborhood Residential Three



TYPICAL LOT SETBACKS
SCALE: 1"=50'

BROWNS MEADOW SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND
THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
PRELIMINARY PLAT



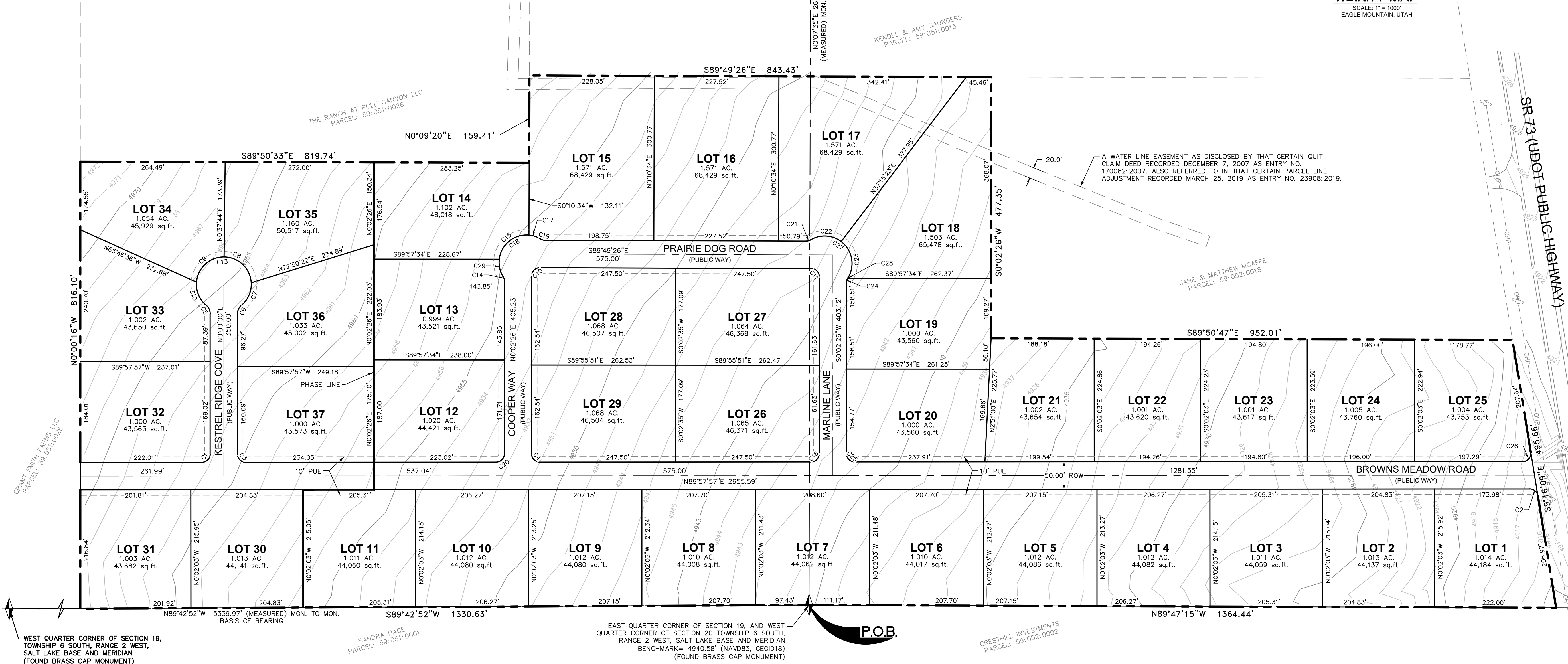
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.55'	15.00'	89°57'57"	N44°58'58"E	21.21'
C3	23.57'	15.00'	90°02'03"	S45°01'02"E	21.22'
C4	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C5	17.45'	20.00'	49°59'41"	N24°59'51"W	16.90'
C6	17.45'	20.00'	49°59'41"	S24°59'51"W	16.90'
C7	46.62'	50.00'	53°25'21"	N23°17'01"E	44.95'
C8	75.00'	50.00'	85°56'37"	N46°23'58"W	68.16'
C9	75.00'	50.00'	85°56'37"	S47°39'25"W	68.16'
C10	23.60'	15.00'	90°08'08"	S45°06'30"W	21.24'
C11	23.53'	15.00'	89°51'52"	N44°53'30"W	21.19'
C12	47.72'	50.00'	54°40'48"	S22°39'17"E	45.93'
C13	244.34'	50.00'	27°59'23"	N90°00'00"W	64.29'
C14	8.29'	15.00'	31°41'02"	N15°48'05"W	8.19'
C15	77.22'	50.00'	88°29'16"	S51°06'24"W	69.77'
C16	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C17	22.78'	50.00'	26°06'24"	N71°35'47"W	22.59'
C18	133.61'	50.00'	153°06'02"	S44°54'24"W	97.26'
C19	8.19'	15.00'	31°16'51"	S74°11'00"E	8.09'
C20	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C21	8.15'	15.00'	31°07'15"	N74°36'56"E	8.05'
C22	59.52'	50.00'	68°12'05"	N86°50'39"W	56.06'
C23	73.74'	50.00'	84°30'18"	N10°29'28"W	67.24'
C24	7.05'	15.00'	26°55'30"	S13°30'11"W	6.98'
C25	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C26	25.98'	15.00'	99°14'11"	N40°20'54"E	22.85'
C27	133.26'	50.00'	152°42'22"	N44°35'30"W	97.18'
C28	1.26'	15.00'	4°47'45"	S29°21'49"W	1.26'
C29	33.60'	50.00'	38°30'23"	S12°23'25"E	32.97'

LEGEND	
	SECTION LINE
	FOUND SECTION CORNER
	SECTION CORNER (NOT FOUND)
	FOUND REBAR AND CAP
	SET 5/8 REBAR AND CAP
	(WILDING ENGINEERING)
	SET NAIL & WASHER

NO.	REVISION	DATE

PROJECT INFORMATION
BROWNS MEADOW SUBDIVISION
PRELIMINARY PLAT
EAGLE MOUNTAIN, UTAH

DRAWN SWR	CHECKED KMD	PROJECT # 21352
DATE 3/2/2022		
SCALE 1" = 100'		
SHEET 1 OF 1		
ENGINEER'S STAMP		



NOTES:
1. THE ZONING OF THE SUBJECT PROPERTY IS RD1
2. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

PLAT CALCULATIONS	
TOTAL ACREAGE:	45.133 ACRES
BUILDABLE ACREAGE:	40.011 ACRES
TOTAL ACREAGE IN LOTS:	40.011 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	46,928 SF/1.077 ACRES
LARGEST LOT SIZE:	68,429 SF/1.266 ACRES
SMALLEST LOT SIZE:	43,560 SF/1.000 ACRES
OVERALL DENSITY:	0.92 LOTS/ACRE
TOTAL NUMBER OF LOTS:	37 LOTS

DEVELOPER CONTACT INFO
NAME: BRETT LOVELL
PHONE: 801-706-4693
EMAIL: LOVELLDEVELOPMENTGROUP@GMAIL.COM

Dear members of the Eagle Mountain City Staff, Planning Commission and City Council:

By way of introduction,

We are developers that have done work in Salt Lake County, Tooele County and Summit County. We are now excited to be working with your city. The particular land we are looking to develop is in the southwest corner of Eagle Mountain on the Fairfield border and highway 73. It is a parcel of land that is 45 acres and is bordered on all sides by large parcels of land. We call it "Brown's Meadow".

There are three neighbors to the north of our property that came to the last planning and zoning meeting, as well as a council meeting with concerns with what would be built in their neighborhood. One of the neighbors is Strides Pediatric Therapy. They are a commercial user that provides help for children with disabilities through equestrian and other types of therapy. From our property they are located in the far northwest corner. We have met several times with the owner. Her name is Elizabeth Lebrecht. I am attaching her text that she sent to us last week. Her point to us was that she wasn't as concerned about 1 acre lots as she was about a barrier to prevent kids from coming onto her property or animals leaving hers. We offered her a permanent fence and she readily accepted.

"A fence alleviates the concerns that I have for my property as long as it is weather (wind) and animal resistant. I don't know if the new residents will have animals but all three of the existing properties do and will for the foreseeable future I'm guessing. I would speak in favor of the map that included a fence in lieu of the transition zone as well as a disclosure statement about animals (and all they entail) and the commercial business on my property."

To the East of Strides we have the Saunders who are adjacent to our property. They are a private owner who has a home on a 14 acre parcel of land. When we spoke with them they told us they didn't really need 2 acre lots to border them but would be happy if we could make those lots 1.5 acres. We eliminated one lot and moved things around to accommodate their wishes. After our meeting with Elizabeth and offering her a fence we realized that this would likely be attractive to each of them. When we proposed this to the Saunders they sent us the following:

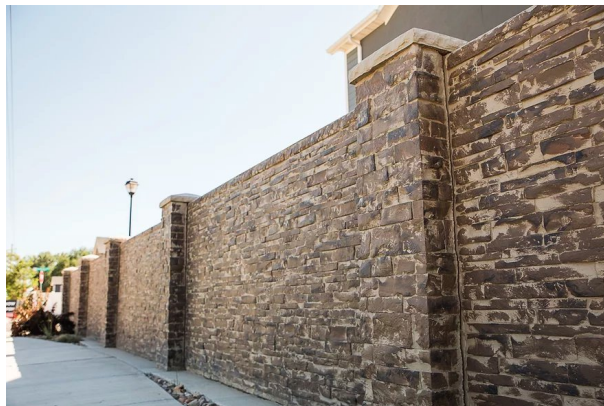
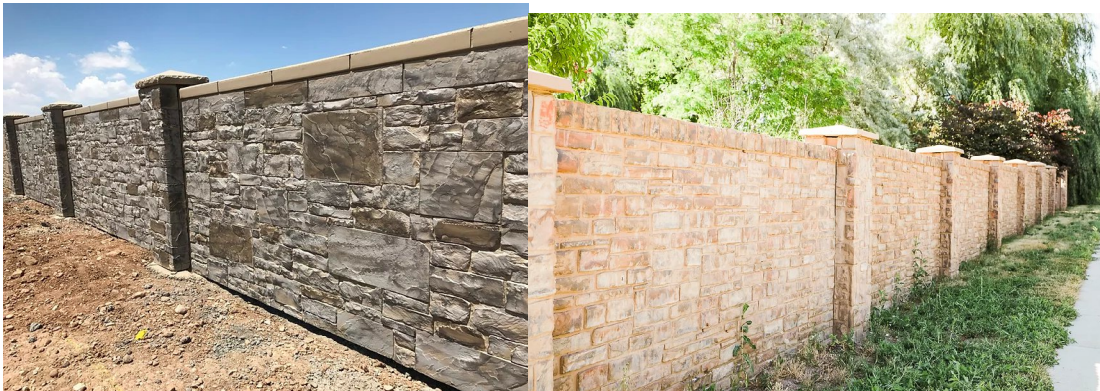
"Kendel and I appreciate the larger lots along our property line. We also appreciate the concrete fence you have planned for the perimeter. We are excited to have new neighbors (as long as the main road East-West is not a collector) and feel like you guys, as the developers, have been very considerate of the existing property owners needs. We feel like you have done a great job balancing our needs with city ordinances and the needs of potential homeowners in your new development."

To the East of the Saunders is the Ricks' property, Their property touches Highway 73. These property owners have made it known to us that they have known there will be growth around them and they would like it done in a reasonable manner. The Ricks' run Pegasus

Ranch and are building a large facility to stable horses. They provide a great home for people's horses and are really building an impressive facility.

(Kats Note is attached)

We have met with these three property owners many times to hear their concerns and recommendations with our development. We have addressed these with a barrier from our property; we have all concluded that a six feet concrete fence will be the best transition for these residents. The concrete fence will run from the West end of our property at the Strides clinic down to Highway 73. We believe this to be a great addition to their property as well as an amenity for our future residents.



While we still hold to the idea that the ordinance which requires a transition from large lots to smaller lots and therefore was being interpreted to require us to provide 2 acre transition lots is specifically about “subdivision lots” and not “parcels” because parcels can be subdivided in the future. (This is much more difficult to do in a recorded subdivision.) We therefore feel that we have made a reasonable and correct effort to accommodate the neighbors and provide an even better transition. We also feel that this meets the requirement of the code.

The next concern that we had came up during the Council meeting. This was the idea of a collector road going through our property. We are happy to provide a residential street through the property which will connect to the new Pole Canyon Development but due to the width of the Brown's Meadow Property it would render it nearly useless due to the fact that no lots are to face a collector.

After speaking with the developers of Pole Canyon developers we are under the impression that they are planning to take the majority of traffic out to the North and only minimal traffic will come to the east through Brown's Meadow. We agree.

Thanks for the time you put into understanding the unique issues that come up with every development. We look forward to discussing this further with you at the next meeting.

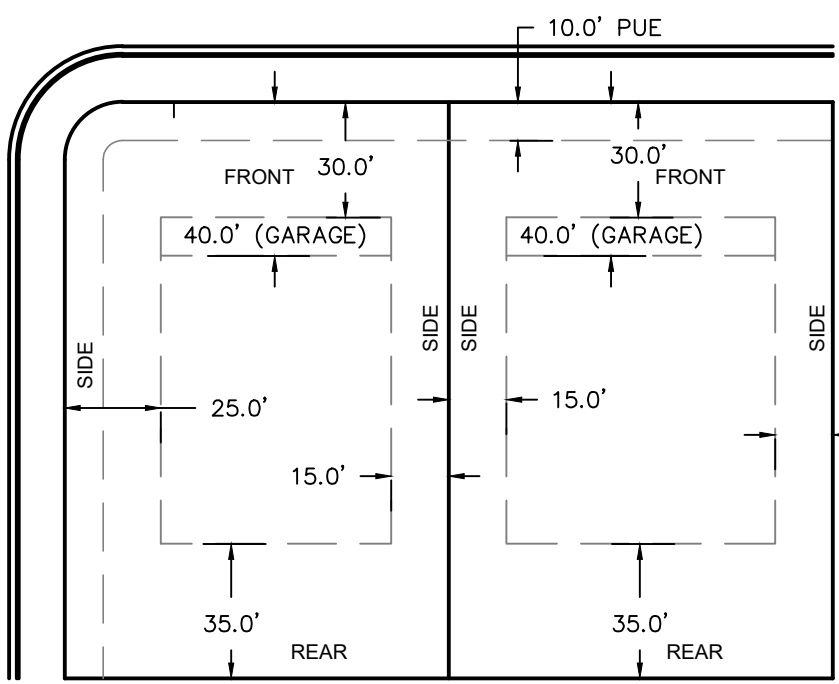
Thank You.

Howard Schmidt

Garret Schmidt

Brett Lovell

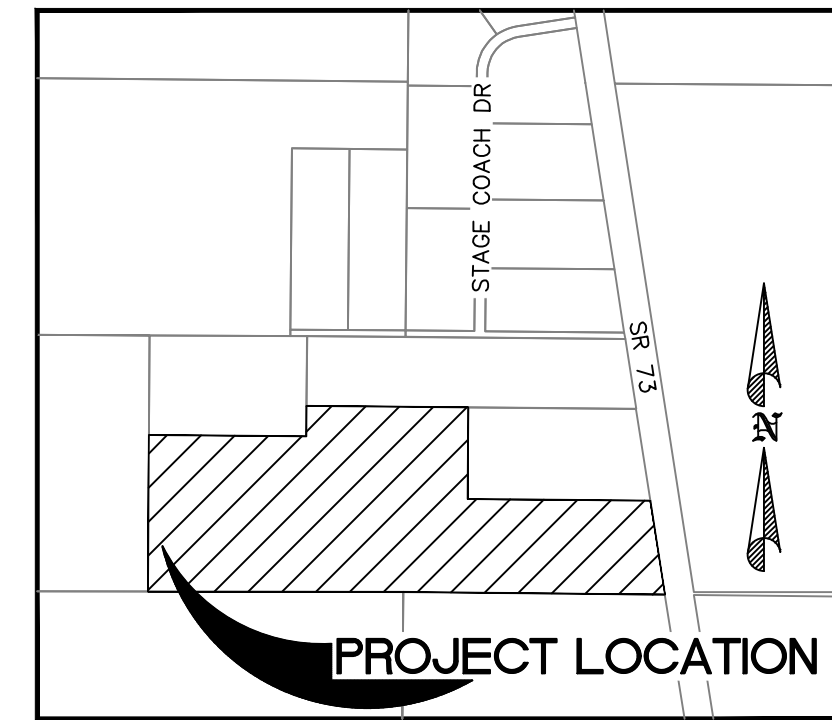
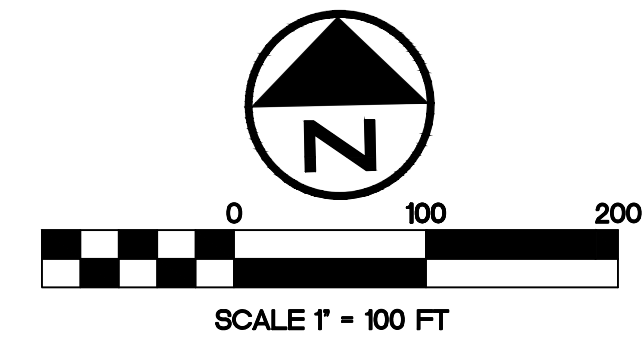
The Development Team



TYPICAL LOT SETBACKS
SCALE: 1"=50'

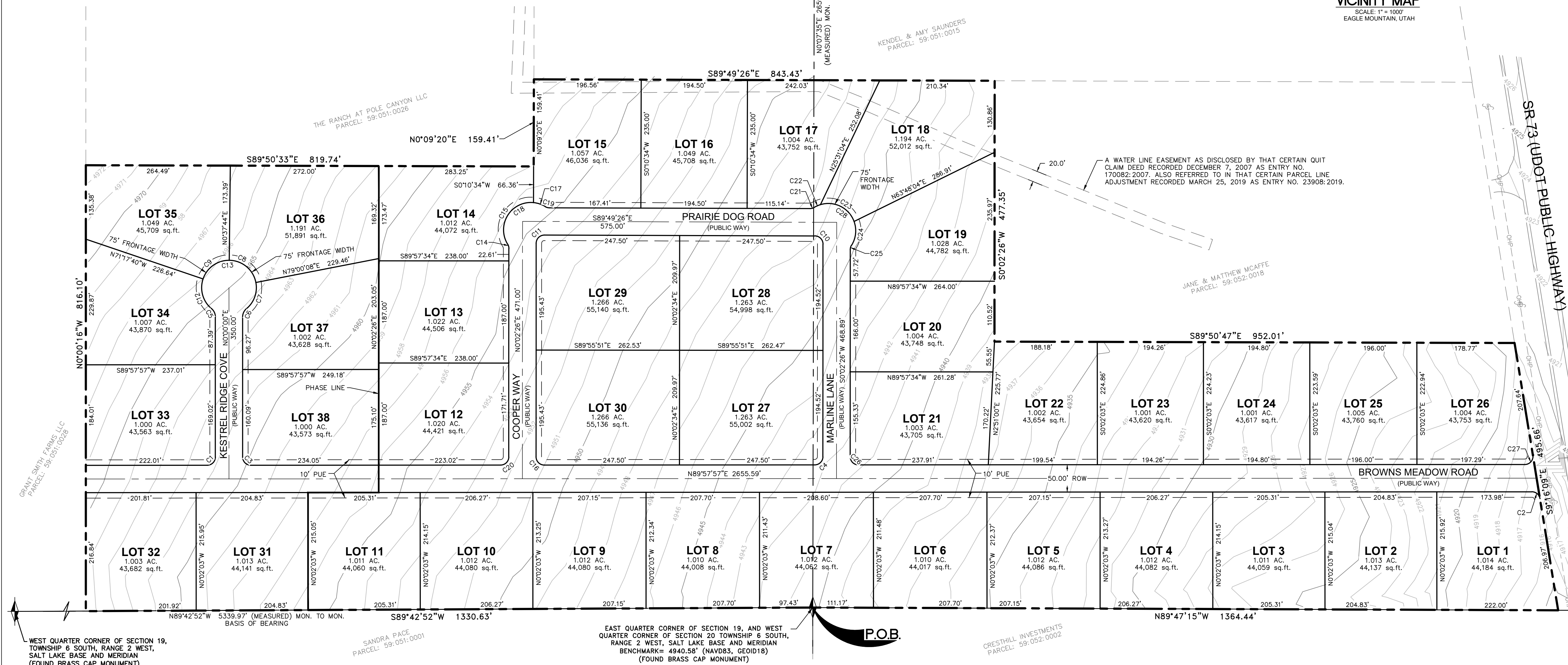
BROWNS MEADOW SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND
THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
PRELIMINARY PLAT



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.55'	15.00'	89°57'57"	N44°58'58"E	21.21'
C2	21.14'	15.00'	80°45'54"	S49°39'06"E	19.44'
C3	23.57'	15.00'	90°02'03"	S45°01'02"E	21.22'
C4	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C5	17.45'	20.00'	49°59'41"	N24°59'51"W	16.90'
C6	17.45'	20.00'	49°59'41"	S24°59'51"W	16.90'
C7	53.23'	50.00'	60°59'33"	N19°29'55"E	50.75'
C8	68.39'	50.00'	78°22'25"	N50°11'04"W	63.19'
C9	62.76'	50.00'	71°55'23"	S54°40'02"W	58.72'
C10	23.53'	15.00'	89°51'52"	N44°53'30"W	21.19'
C11	23.60'	15.00'	90°08'08"	S45°06'30"W	21.24'
C12	59.95'	50.00'	68°42'02"	S15°38'40"E	56.43'
C13	62.76'	50.00'	71°55'23"	S54°40'02"W	58.72'
C14	8.29'	15.00'	31°41'02"	N15°48'05"W	8.19'
C15	110.98'	50.00'	127°10'23"	S31°56'35"W	89.56'
C16	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C17	22.63'	50.00'	25°55'39"	N71°30'24"W	22.43'
C18	110.98'	50.00'	127°10'23"	S31°56'35"W	89.56'
C19	8.19'	15.00'	31°16'51"	S74°11'00"E	8.09'
C20	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C21	8.15'	15.00'	31°07'15"	N74°36'56"E	8.05'
C22	12.34'	50.00'	14°08'47"	S66°07'42"W	12.31'
C23	75.66'	50.00'	86°41'40"	N63°27'04"W	68.64'
C24	45.26'	50.00'	51°51'55"	N05°49'43"E	43.73'
C25	8.30'	15.00'	31°43'15"	S15°54'03"W	8.20'
C26	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C27	25.98'	15.00'	99°14'04"	N40°20'55"E	22.85'
C28	75.66'	50.00'	86°41'40"	N63°27'04"W	68.64'

LEGEND	
	SECTION LINE
	FOUND SECTION CORNER
	SECTION CORNER (NOT FOUND)
	FOUND REBAR AND CAP
	SET 5/8 REBAR AND CAP
	(WILDING ENGINEERING)
	SET NAIL & WASHER



NOTES:
1. THE ZONING OF THE SUBJECT PROPERTY IS RD1
2. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

PLAT CALCULATIONS

TOTAL ACREAGE: 45.133 ACRES
BUILDABLE ACREAGE: 39.861 ACRES
TOTAL ACREAGE IN LOTS: 39.861 ACRES
TOTAL OPEN SPACE: 0 ACRES
TOTAL IMPROVED OPEN SPACE: 0 ACRES
AVERAGE LOT SIZE: 45,693 SF/1.048 ACRES
LARGEST LOT SIZE: 55,140 SF/1.266 ACRES
SMALLEST LOT SIZE: 43,563 SF/1.000 ACRES
OVERALL DENSITY: 0.86 LOTS/ACRE
TOTAL NUMBER OF LOTS: 38 LOTS

DEVELOPER CONTACT INFO
NAME: BRETT LOVELL
PHONE: 801-706-4693
EMAIL: LOVELLDEVELOPMENTGROUP@GMAIL.COM

BROWNS MEADOW SUBDIVISION PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

DRAWN	CHECKED	PROJECT #
SWR	KMD	21352
DATE		
3/2/2022		
SCALE		
1" = 100'		
SHEET		
1 OF 1		
ENGINEER'S STAMP		