EAGLE MOUNTAIN
CITY COUNCIL MEETING

February 16, 2021, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

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 Council 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 Council 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. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These

items are for information only and do not require action by the City Council.

1.A DISCUSSION - Ault Farms Master Development Plan, Rezone, and General Plan Amendment
Master Plan Exhibits
Master Plan Tabulations
Open Space Descriptions
Waiver Request
Traffic Impact Study Executive Summary (July 2020)
Traffic Generation Study (January 2021)
Environmental Impact Report (June 2020)

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the professional competence of an individual, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

9. BOND RELEASES

9.A Eagle Point Phase J, Plat 2 - Into Warranty
Bond Release Letter
Recorded Plat

9.B Pacific Springs Phase A, Plat 1 - Into Warranty
Bond Release Letter

Recorded Plat

9.C Solo Street - Into Warranty
Bond Release Letter
Recorded Plat

10. MINUTES

10.A February 2, 2021 - Regular City Council Meeting
February 2, 2021 City Council Minutes - DRAFT

SCHEDULED ITEMS

11. ORDINANCE/PUBLIC HEARING

11.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning Certain Lands known as Brylee North.

BACKGROUND: (*Presented by Planning Manager Pete Kane*) The proposed ordinance is for a rezone and General Plan amendment of approximately 22 acres of property located on Eagle Mountain Boulevard north of Brylee Farms. The applicant is seeking a rezone from Commercial to CR and MF2, and a General Plan amendment to change the land use designations from Employment Center/Campus and Neighborhood Residential Two to Regional Commercial and Neighborhood Residential Three.
ORD--Brylee North General Plan Amendment and Rezone
General Plan Map Amendment Exhibit
Rezone Exhibit
Existing Conditions
Compatibility Statement
Development Opportunities
Multifamily Concepts

12. SCARLET RIDGE ESTATES

12.A PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Transportation Master Plan of the General Plan and Rezoning Certain Lands Known as Scarlet Ridge Estates.

12.B PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Scarlet Ridge Estates.

12.C MOTION - Scarlet Ridge Estates Preliminary Plat.

BACKGROUND: (*Presented by Planning Manager Pete Kane*) The project, referred to

as Scarlet Ridge Estates, contains approximately 160 acres of land east of Lake Mountain Road and south of the future Tiffany Lane extension. The proposed plan includes a residential subdivision of 37 one-acre and 174 half-acre lots along with associated infrastructure and open space improvements. The applications include a General Plan amendment, rezone request, master development plan, and preliminary plat.
ORD--Scarlet Ridge Estates General Plan Amendment and Rezone
General Plan Amendment Exhibit
Rezone Exhibit
ORD--Scarlet Ridge Estates Master Development Plan
Preliminary Plat
Park Concept Plan
Amenities Worksheet
Slope Analysis
Traffic Study
Environmental Impact Report
Economic Analysis

13. HIDDEN HOLLOW PHASE C

13.A MOTION - Hidden Hollow Phase C Consideration of Density Vesting.

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* A request for consideration of density vesting 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.
2006 Approved Hidden Valley North Preliminary Plat
Draft Hidden Hollow Ph C Preliminary Plat & Site Plan
Planning Commission Mtg Minutes 1-12-21

14. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

15. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

16. COMMUNICATION ITEMS

16.A Financial Report
Executive Summary Jan 2021

16.B Upcoming Agenda Items

CI--Upcoming Agenda Items

17. 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 11th day of February, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 16, 2021**

TITLE:	DISCUSSION - Ault Farms Master Development Plan, Rezone, and General Plan Amendment
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	Becca Gifford (Flagship Homes)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Business Park / Light Industry, Parks and Open Space, Foothill Residential, and Neighborhood Residential One	Agriculture	750 acres	

PUBLIC HEARING:
No

PREPARED BY:
Pete Kane, Planning

PRESENTED BY:
Pete Kane

RECOMMENDATION:

BACKGROUND:
The subject property (~750 acres) is a large parcel of land on the east side of Pony Express Parkway at about 3000 N. The property is currently zoned Agriculture and is identified in the General Plan Future Land Use Map for "Foothill Residential," "Neighborhood Residential One," "Parks and Open Space," and "Business Park / Light Industry."

The applicant (Flagship Homes) for the proposed development (Ault Farms) has submitted concept plans in 2019 and 2020, most recently this past summer. Through those reviews, the Planning Commission and City Council have requested the applicant focus on compliance with the General Plan and requesting zone districts that exist within the current City Code. The mix of uses and level of development intensity was reduced through those concept plan reviews and revisions.

A master development plan has been submitted for the property. The plan includes a rezone and General Plan map amendment.

Rezoning

The master development plan proposes a rezoning from Agriculture to a mix of: RD2 (with the Equine Overlay), FR, R1, R2, R3, RC, MF1 (for both single-family detached and townhome), MF2, CN, OS-I, and OS-N. The applicant is not seeking a rezoning of the southern ~208 acres of the parcel at this time.

General Plan Amendment

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

It also includes an amendment to the General Plan Future Transportation Map by changing Pony Express Parkway from a minor arterial to a minor collector (the applicant notes that the exhibit includes this in error) and adding two collector roads (the "south collector" and a loop collector in the center of the development).

ITEMS FOR CONSIDERATION:

CODE COMPLIANCE

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

WAIVER REQUEST

The applicant has submitted a waiver request from the requirements of EMMC 16.10, as permitted by EMMC 16.10.050. The applicant is seeking a waiver from the code requirement allowing a maximum land area of 200 acres for a master development plan. The request states the applicant would like to move forward with a master development plan for the +/- 500-acre residential component (they have noted this was meant to refer to the +/- 550 residential/commercial/open space component). The applicant notes the following for consideration to recommend this waiver:

1. Comprehensive planning and cohesive design

2. Timing
3. Amenity offering

Based on Planning Commission feedback, the applicant has submitted an exhibit for separated plans, which would be:

- Area 1 - About 147 acres and located north of Tiffany Lane and west of the proposed central linear park/trail.
- Area 2 - About 232 acres and located north of Tiffany Lane and east of the proposed central linear park/trail including the portion of the parcel east of the power corridor.
- Area 3 - About 163 acres and located south of Tiffany Lane and north of the proposed south collector.
- Area 4 (Business Park) - The southern most ~208 acres that the applicant intends to propose as a separate master development based on the waiver request.

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

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

An overall 750-acre concept plan should be included in each separate master development agreement to ensure the overall context and benefits are considered for each separate plan.

ROAD NETWORK

The development will include three access points from the existing Pony Express Parkway. The central east-west roadway is identified in the city's Future Transportation Plan as a major arterial road (Tiffany Lane). There are also two primary east-west roadways to the north

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

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

- Changing Pony Express Parkway from a minor arterial (122') to minor collector (77') - the applicant has noted this item was included in error on the exhibit
- Adding a collector road for the "South Collector" running east to west
- Adding a collector road to create a loop access from the "South Collector" around the central park and to the proposed MF2 zone

Staff recommends that the first change, while it may be appropriate, be taken up as part of the update to the city's Transportation Master Plan which is currently underway and not be included in the request/approval. Staff agrees with the request for the additional two collector roads.

TECHNICAL STUDIES

A traffic impact study was developed over the summer based on the most recent concept plan (the executive summary is attached, the full report is available upon request). The submitted master development plan has been reduced in its overall intensity. A revised traffic generation report has been submitted based on the revised development intensity. The revised report states the recommendations of the July study remain the same.

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

OPEN SPACE & PARKS

The plan calls for a central park area with 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. The electric power corridor would (mostly) remain as a natural open space, and the applicant has discussed a trail through this corridor with the potential of an equestrian element. Any park under two acres will need to be owned/operated by an HOA. The applicant has provided an outline to describe the open space and amenities and has been attached to this report.

PUBLIC FACILITIES

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

REZONE REQUEST

Based on the submitted materials, the southern portion (~208 acres) identified as "Tech Campus/Light Industry" is not requested for a rezoning at this time. As noted above, this portion should be handled through a separate master development plan.

Through the review with the Planning Commission, the applicant has revised the rezoning request a couple of times to reduce the density and incorporate particular zoning lots (a minimum of 50 FR lots). The applicant has provided a "master plan tabulations" document that includes an outline of the use of the property by area as well as a change in lots/units for each zone type compared between the current plan and the plan presented to the Planning Commission on January 26th.

Commercial zoning (CN) is proposed to be located north and south of Tiffany Lane along Pony Express Parkway.

Multifamily zoning is proposed throughout the project west of the power corridor. The MF2 (condo/apartments) includes a portion of land adjacent to Tiffany Lane and Pony Express Parkway. It completely lies between Pony Express Parkway, Tiffany Lane, the loop collector, and the south collector. This zone is surrounding by proposed CN, MF1, and RC zoning which are appropriate zone adjacencies. There is also a small portion of R3 proposed to the west of the MF2 which is not a compatible zone adjacency, but may be determined buffered by the separation of the loop collector. MF1 (townhomes) are proposed north of the central park area. MF1 (single-family detached) is proposed along all collector/arterials (except Airport Road) and adjacent to the MF2 and CN zone, and lining the north-south linear park south of the main central park. The MF1 is located to act as a transition to the single-family zoning districts. The applicant prefers the MF1 along the collector/arterials due to the traffic along those roads and the ability of that zone to buffer the single-family zones from the main roads.

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

The plans call for FR zoning for the entire portion of the property east of Airport Road. The FR zone requires a minimum lot size of one-quarter acre and average lot size of at least one-half acre. This zoning request matches the current land use designation for this portion of land which is "Foothill Residential."

The plans also include RD2 zoning along the western edge of the power corridor. The applicant suggests this zoning (along with an Equine Overlay) so that these properties may have horses along with access to potential equestrian trails and features within the power corridor. Half of the RD2 zone is the result of changing previously-proposed MF1 single-family to RD2, but also taking a portion of the land within the power corridor that is designated in the General Plan as "Parks and Open Space" for this private residential use. Staff agrees with the idea of incorporating the RD2 zone (with the Equine Overlay), but that it should be shifted west (along with adjusting the roadways to the west of the RD2) so that no portion of the RD2 is

within the current "Parks and Open Space" land use area. The RD2 should be laid out such that RD2 properties do not run directly adjacent to other residential zones, so that roadways can act as a buffer between the RD2 properties that may have horses from the other residential areas.

The remainder of the proposed residential zoning is broken up into R1 (min. lot size of one-quarter acre, average lot size of at least one-third acre), R2 (min. lot size of 8,000 sf, average lot size of at least one-quarter acre), and R3 (min. lot size of 6,500 sf, average lot size of at least 8,500 sf). R1 is proposed along the northern edge of the property. R2 is proposed just south of the R1 zone at the north, a small area east of the central park, and a larger area south of Tiffany Lane. The R3 zone is proposed throughout as a buffer between the R2 and RC zoning districts.

Open space uses/zones are proposed throughout the development, providing access to residents throughout. For zoning purposes, the open space for the electric power corridor should be zoned "OS-N" (natural open space). The large central park with water feature and all other parks and linear parks/trails as "OS-I" (improved open space).

In general, the zoning exhibit does meet the zoning transition as required by EMMC 17.60.160.

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

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

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

The portion of land east of the power corridor currently is designated at "Foothill Residential." Based on the plan, this area's land use

designation would not require a change.

The a majority of the power corridor would remain under the current land use designation of "Parks and Open Space" based on the updated proposal. Based on the request for the RD2 zone and the proposed layout, about 9 acres of land within the power corridor and designated as "Parks and Open Space" would need to be changed to "Agriculture/Rural Density Two." As noted above, staff does not recommend this change and instead encourages that the RD2 (and thus "Agriculture/Rural Density Two" land use designation) be shifted west so as not to be within land currently designated as "Parks and Open Space."

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

REQUIRED FINDINGS:
Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community.

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

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

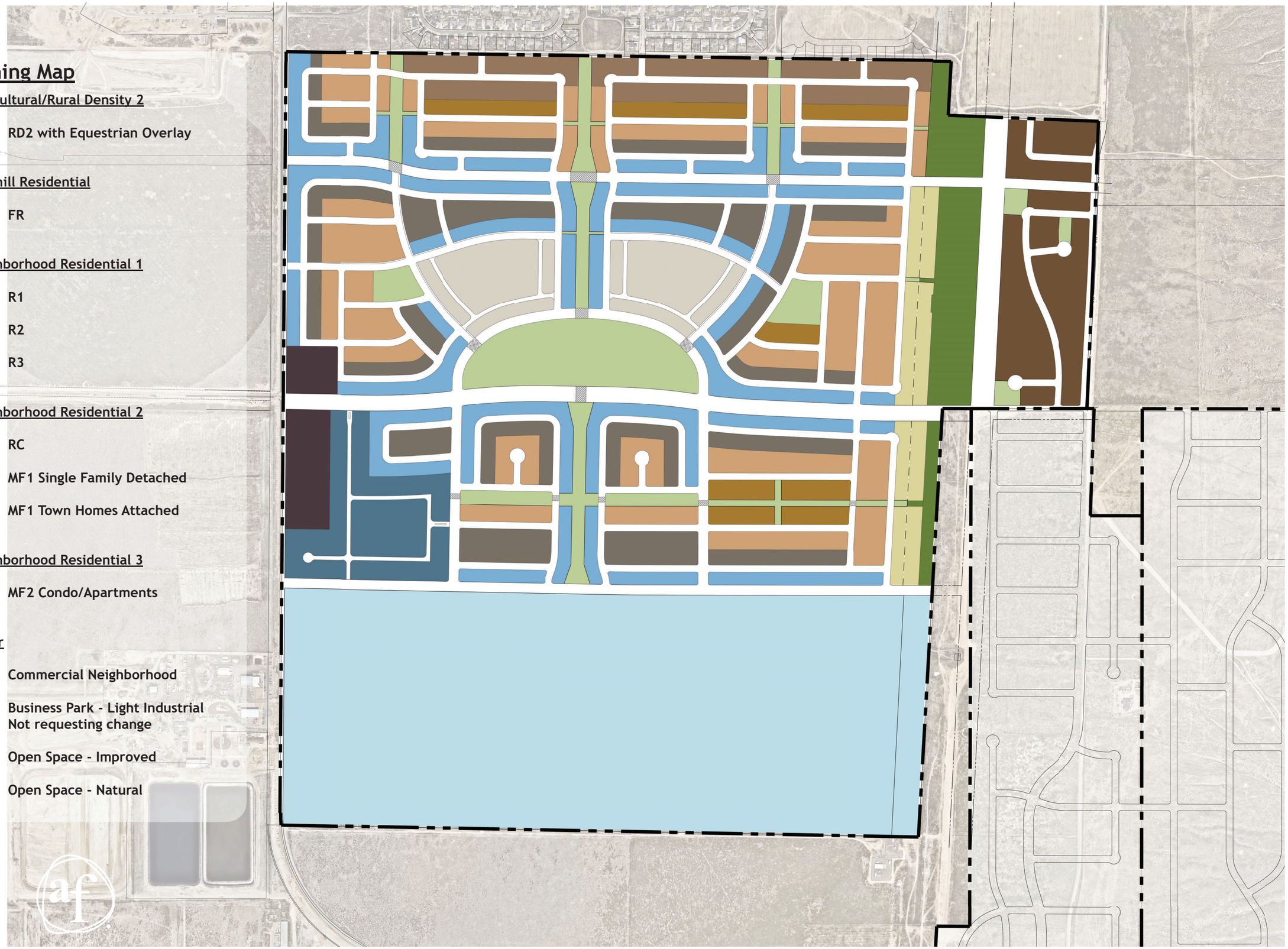
PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission held a public hearing on the requests on January 12, 2021. The item was continued to January 26 and again to February 9 to allow the applicant to make revisions based on concerns and feedback raised by the Commission. The Commission concluded its review of the applications on February 9, 2021, with the following recommendations:

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

ATTACHMENTS:

Master Plan Exhibits
Master Plan Tabulations
Open Space Descriptions
Waiver Request
Traffic Impact Study Executive Summary (July 2020)
Traffic Generation Study (January 2021)
Environmental Impact Report (June 2020)

Zoning Map



Agricultural/Rural Density 2

- RD2 with Equestrian Overlay

Foothill Residential

- FR

Neighborhood Residential 1

- R1
- R2
- R3

Neighborhood Residential 2

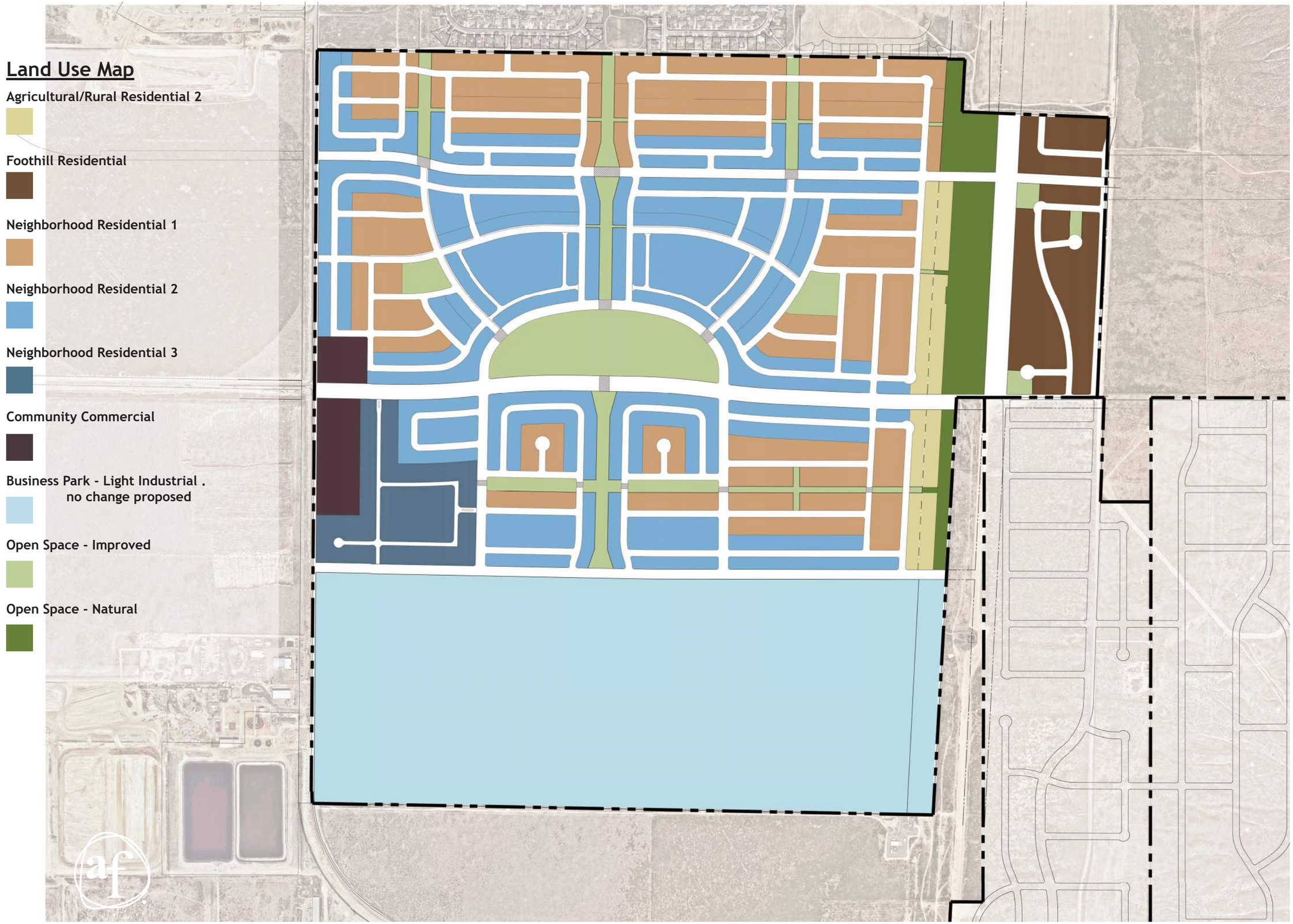
- RC
- MF1 Single Family Detached
- MF1 Town Homes Attached

Neighborhood Residential 3

- MF2 Condo/Apartments

Other

- Commercial Neighborhood
- Business Park - Light Industrial
  Not requesting change
- Open Space - Improved
- Open Space - Natural


Land Use Map
Agricultural/Rural Residential 2
Foothill Residential
Neighborhood Residential 1
Neighborhood Residential 2
Neighborhood Residential 3
Community Commercial
Business Park - Light Industrial .
no change proposed
Open Space - Improved
Open Space - Natural

Park & Open Space Map

Parks

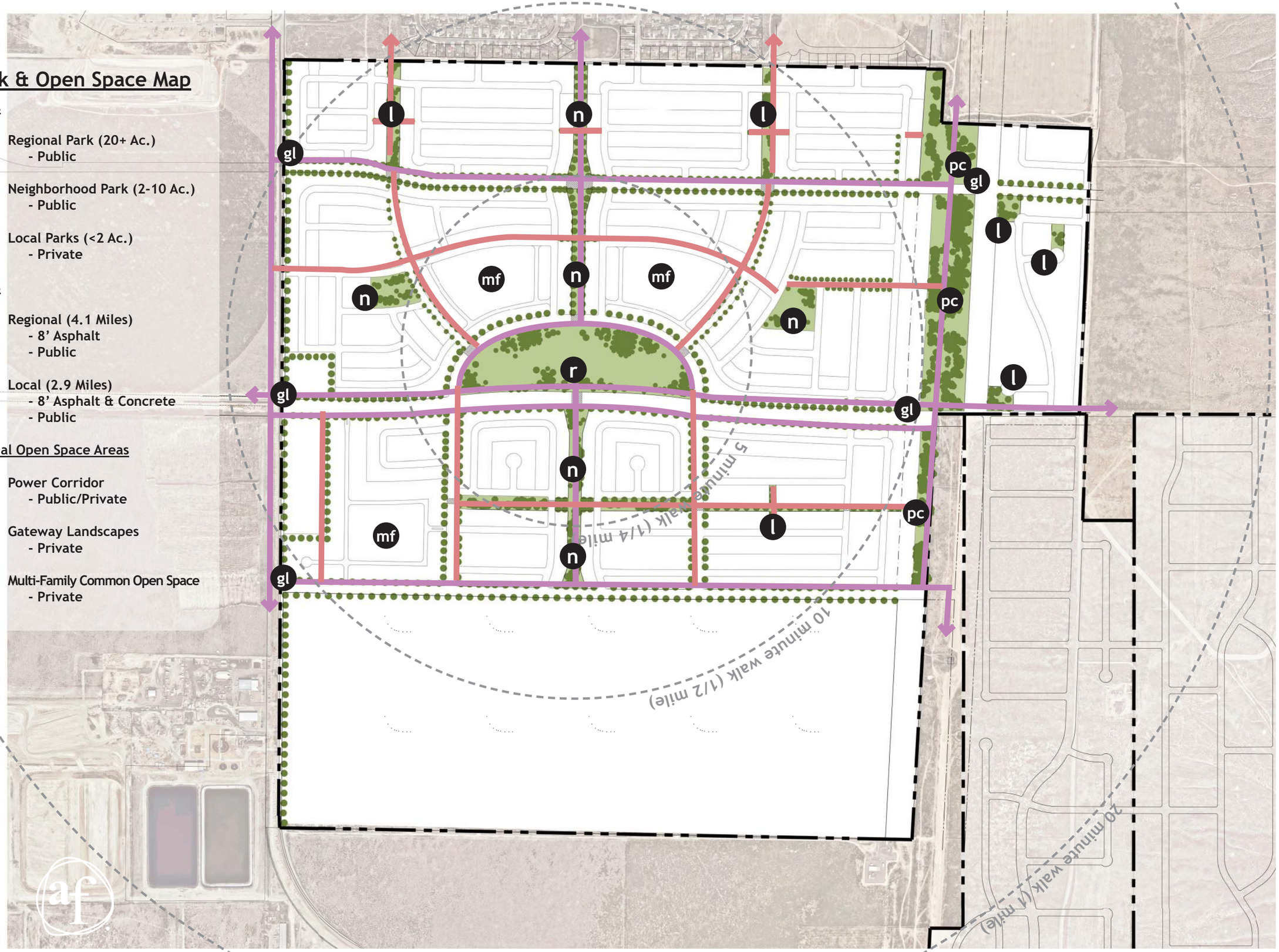
- r — Regional Park (20+ Ac.)
  - Public
- n — Neighborhood Park (2-10 Ac.)
  - Public
- l — Local Parks (<2 Ac.)
  - Private

Trails

- Regional (4.1 Miles)
  - 8' Asphalt
  - Public
- Local (2.9 Miles)
  - 8' Asphalt & Concrete
  - Public

Special Open Space Areas

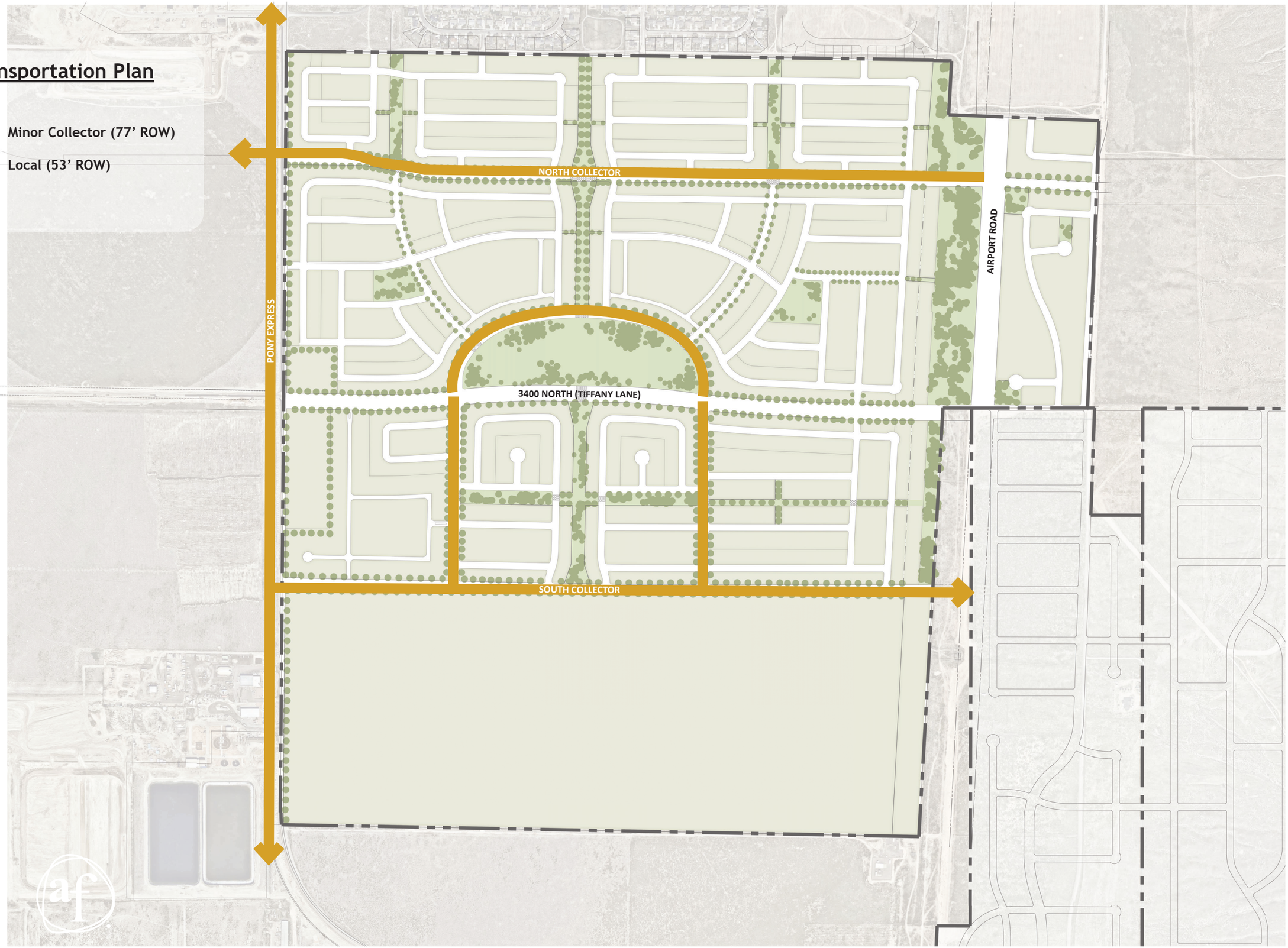
- pc — Power Corridor
  - Public/Private
- gl — Gateway Landscapes
  - Private
- mf — Multi-Family Common Open Space
  - Private



Transportation Plan

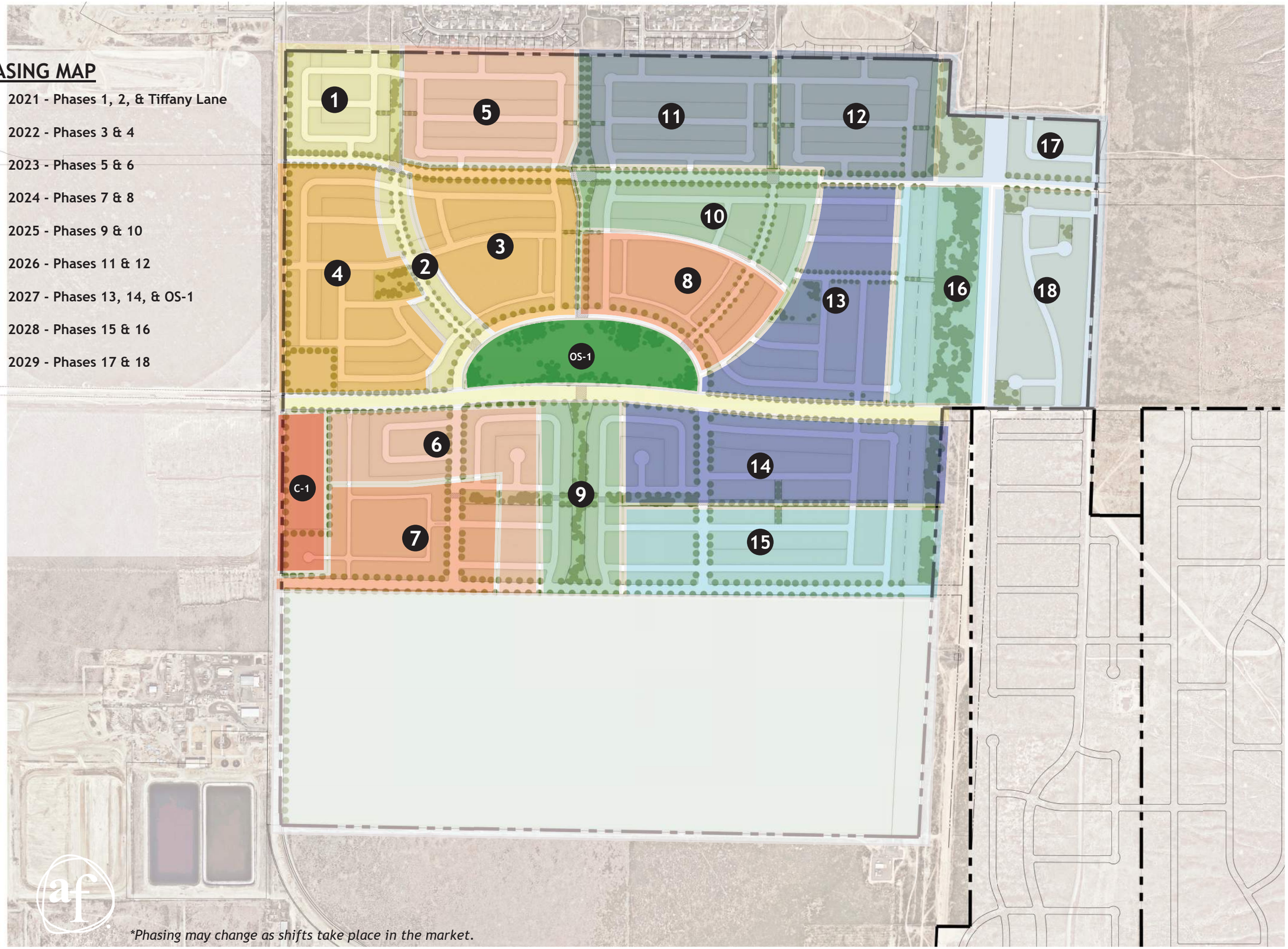
Minor Collector (77' ROW)

Local (53' ROW)



PHASING MAP

- 2021 - Phases 1, 2, & Tiffany Lane
- 2022 - Phases 3 & 4
- 2023 - Phases 5 & 6
- 2024 - Phases 7 & 8
- 2025 - Phases 9 & 10
- 2026 - Phases 11 & 12
- 2027 - Phases 13, 14, & OS-1
- 2028 - Phases 15 & 16
- 2029 - Phases 17 & 18



*Phasing may change as shifts take place in the market.

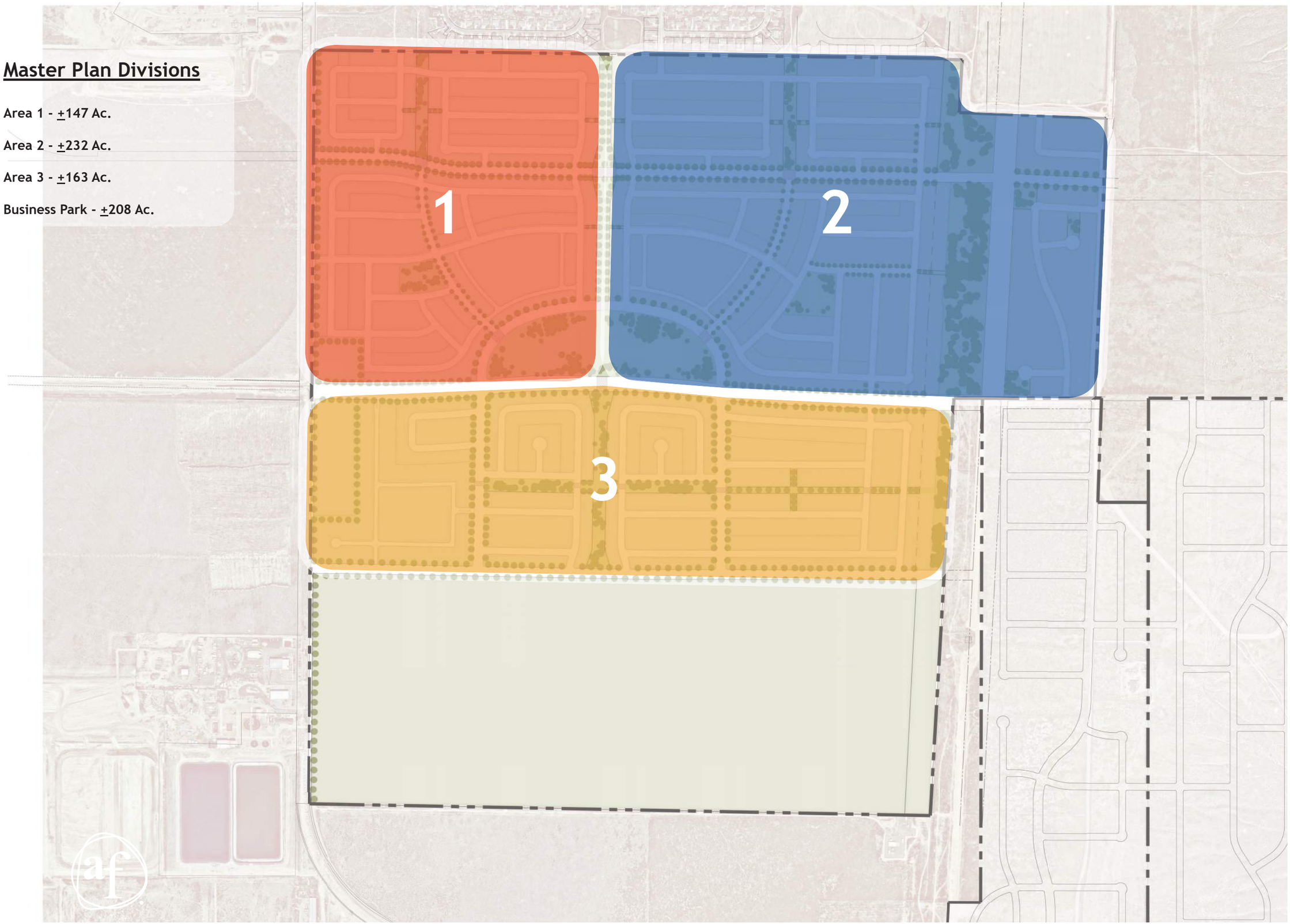
Master Plan Divisions

Area 1 - ±147 Ac.

Area 2 - ±232 Ac.

Area 3 - ±163 Ac.

Business Park - ±208 Ac.



AULT FARMS

Master Plan Tabulations

Product Type & Information				*Lot / Unit Tabulation*		*Residential Land Use Tabulation* [1]			*Open Space Tabulation*		*Difference Between Concept 12 and 13*	
Product	**Min. Area**	**Average Area**	**Min. Frontage**	**Lots / Unit**	**Percentage Lot/Unit**	**Product Area**[2]	**Percentage Area**	**Gross Density**	**O.S. Per Lot/Unit**	**Required O.S.**	**Concept 12**	**Difference**
	Sq. Ft.	*Sq. Ft.*	*Ft.*	*#*	*%*	*Acres*	*%*	*Lots/Units per Ac.*	*Sq. Ft.*	Acres	*#*	*#*
RD-2 Rural Single Family	21,780		100	28	1.3%	17.9	3.3%	1.6	500	0.3	0	28
FR Foothill Residential Single Family	10,890	21,780	90	55	2.6%	37.3	6.9%	1.5	750	0.9	13	42
R1 Single Family	10,890	14,520	85	70	3.3%	28.6	5.3%	2.4	750	1.2	116	-46
R2 Single Family	8,000	10,890	80	66	3.1%	21.2	3.9%	3.1	900	1.4	94	-28
R3 Single Family	6,500	8,500	62	372	17.4%	92.8	17.2%	4.0	1,000	8.5	335	37
RC Single Family	4,500	6,000	58	330	15.5%	74.4	13.8%	4.4	1,000	7.6	397	-67
MF1 Single Family	4,500			581	27.2%	116.1	21.6%	5.0	1,000	13.3	702	-121
MF1 Townhomes				252	11.8%	29.8	5.5%	8.5	1,000	5.8	252	0
MF2				380	17.8%	26.3	4.9%	14.4	900	7.9	380	0
Commercial						12.6	2.3%					
Open Space - Natural						7.6	1.4%					
Open Space - Improved						53.1	9.9%					
Open Space - Animal Rights						20.6	3.8%					
Totals				*2,134*	*100.0%*	*538.3*	*100.0%*			*46.9*	2,289	-155

[1] All areas are approximate and include adjacent road frontages.

PARK TYPES

Ault Farms is designed with a variety of park types from regional park to the intimate residential garden. This section outlines the planned parks and amenity programming for each park type.

Regional Park (Public)

The Ault Farm Master Plan contains a Regional Park at the center of the community. This regional destination will serve Ault Farm residents as well as surrounding Eagle Mountain Residents within a 2-mile radius. Uses in the regional park will be both passive and active. Amenities for this park may include the following:

- Water body for swimming/non-motorized boats/paddle boards with beaches
- Multi-Use Fields
- Sports Courts – Tennis, Pickleball, Basketball
- Large Group Gathering Spaces
- Destination Play Space
- Trails and Pathways
- Bike Facilities
- Parking
- Pavilions
- Splash Pad
- Skate Park or skateable art
- BBQ Grill
- Dog Facilities
- Restroom

Neighborhood Park (Public)

Two neighborhood parks are designed for the north half of Ault Farms. These parks will be smaller in scale in terms of active recreation and amenities and will be geared more around the needs of the immediate neighborhoods. These parks

are located within a 10-minute walk for residents within a ½ mile radius. Amenities in the neighborhood parks may include the following:

- Play Space
- Neighborhood Garden
- Pathways
- Bike Facilities
- Fire Pit
- Open Lawn for Unstructured Play
- Pavilion
- Bocce ball court
- Sports Court

Local Parks (Less than 2 ac. Private)

Seven local parks have been designed into the master development plan. Some of these parks are more linear in nature and provide green space connections into the Eagle Point neighborhood to the north. Others are more rectangular fitting the surrounding subdivision development pattern. Local parks serve residents within a ¼ mile radius and are held privately and maintained by the HOA. Amenities in the local parks may include the following:

- Improved landscaping
- Trails and/or Pathways
- Seating
- Shade
- BBQ Grills
- Fire pits
- Play Space
- Open Lawn for Unstructured Play

Trails (Public)

Trails through out Ault Farms provide the circulation to both pedestrians and bicyclists to move freely around the neighborhood to access parks, exercise, the commercial node, and more. Two north/south regional trails along Pony Express and Lake Mountain Boulevard are received from the north and built through the Ault Farm Development to the south. The trail network planned for the community is approximately 7 miles in length. Trails are planned to be the standard City width of 8'. Depending on their context the material may be asphalt, concrete, or road base.

Special Open Space Areas

Power Corridor (Public/Private)

Conceptual design of the open space located under the high voltage Rocky Mountain Power transmission lines facilitates the Lake Mountain Boulevard Regional Trail, a trailhead, nodes of manicured landscape at major intersections, and natural vegetation. A mountain bike course or pump track would also be a suitable use in this open space area. The developer may also find private uses for the power corridor such as equestrian facilities or other animal related recreational uses.

Gateway Landscapes (Private)

Key areas around the master planned community called gateway landscapes are designed to create a distinct aesthetic of Ault Farms and communicate a sense of arrival and welcoming. Signage may be included in these open spaces as well.

Multi-Family Common Open Space (Private)

Though not shown in the master development plans, common open space in multi-family areas will be designed and submitted with the Site Plan Applications with the adjacent phase of construction. We plan on including amenities consistent with neighborhood and local parks in the Multi-Family Common Open

Space areas. In addition, these Common Open Spaces may include pools, clubhouses, spas, or sports courts.

AULT FARM MASTER DEVELOPMENT PLAN

Waiver request | January 5th, 2021

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

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

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

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

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

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

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

Best Regards,

Flagship EM Holdings

EXECUTIVE SUMMARY

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

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

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

Table ES-1
Level of Service Results - Ault Farm TIS

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

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

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

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

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

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

- *Recommendation:* Add a right-turn pocket on the westbound approach of the Ranches Parkway / Pony Express Parkway intersection.
- *Recommendation:* Convert the current roundabout at the Eagle Mountain Boulevard / Pony Express Parkway intersection to a signalized intersection.

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

MEMORANDUM

LICENSED PROFESSIONAL ENGINEER
NO. 295699
RYAN R. HALES
01/05/2021
STATE OF UTAH

Date: January 5, 2021

To: City of Eagle Mountain

From: Hales Engineering

Subject: Eagle Mountain - Ault Farm Updated Trip Generation Study

UT20-1681

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

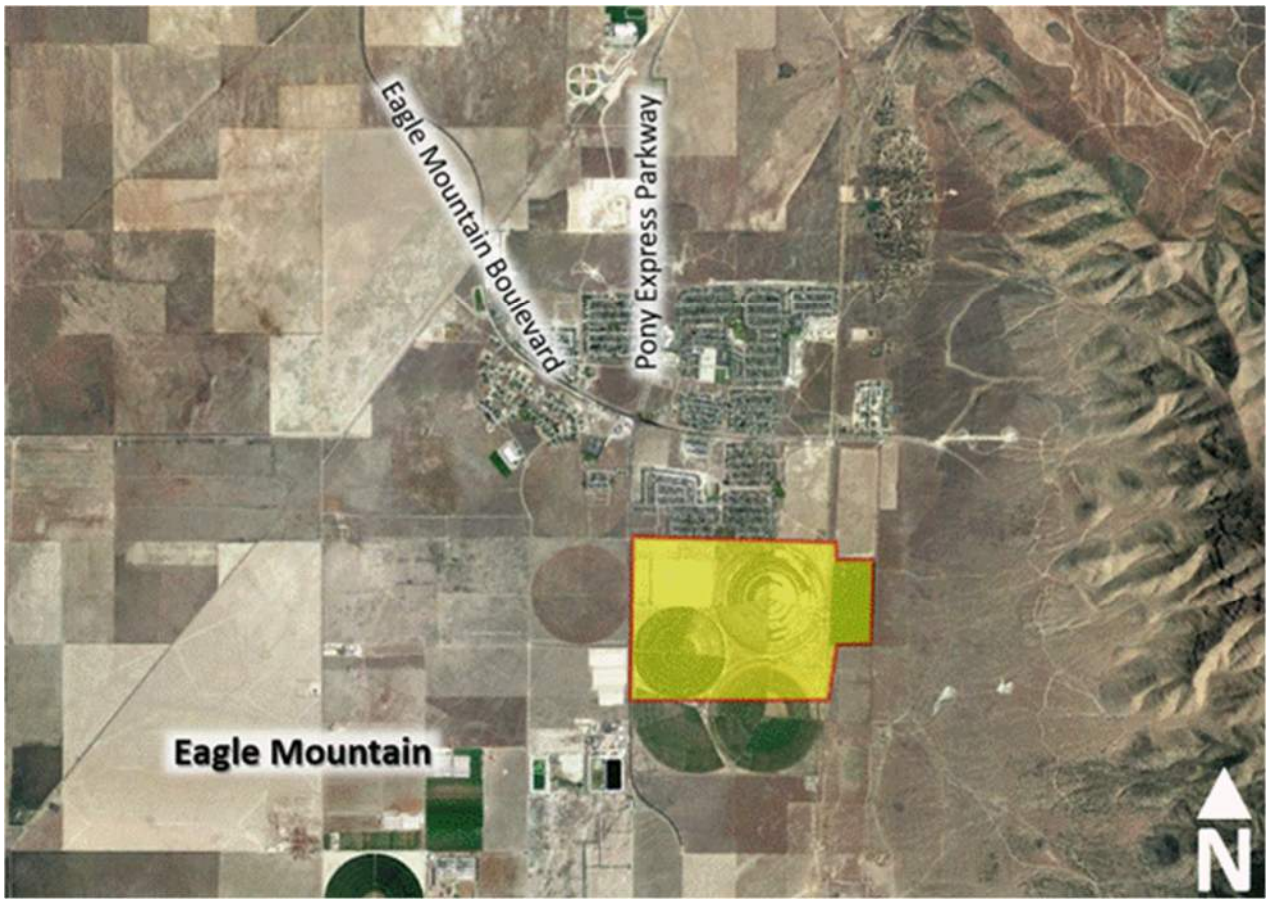


Figure 1: Vicinity map of the proposed development in Eagle Mountain, Utah

Background

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

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

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

Trip Generation

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

Table 1: Trip Generation

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

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

SOURCE: Hales Engineering, January 2021

Table 2: Trip Generation Comparison

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

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

SOURCE: Hales Engineering, January 2021

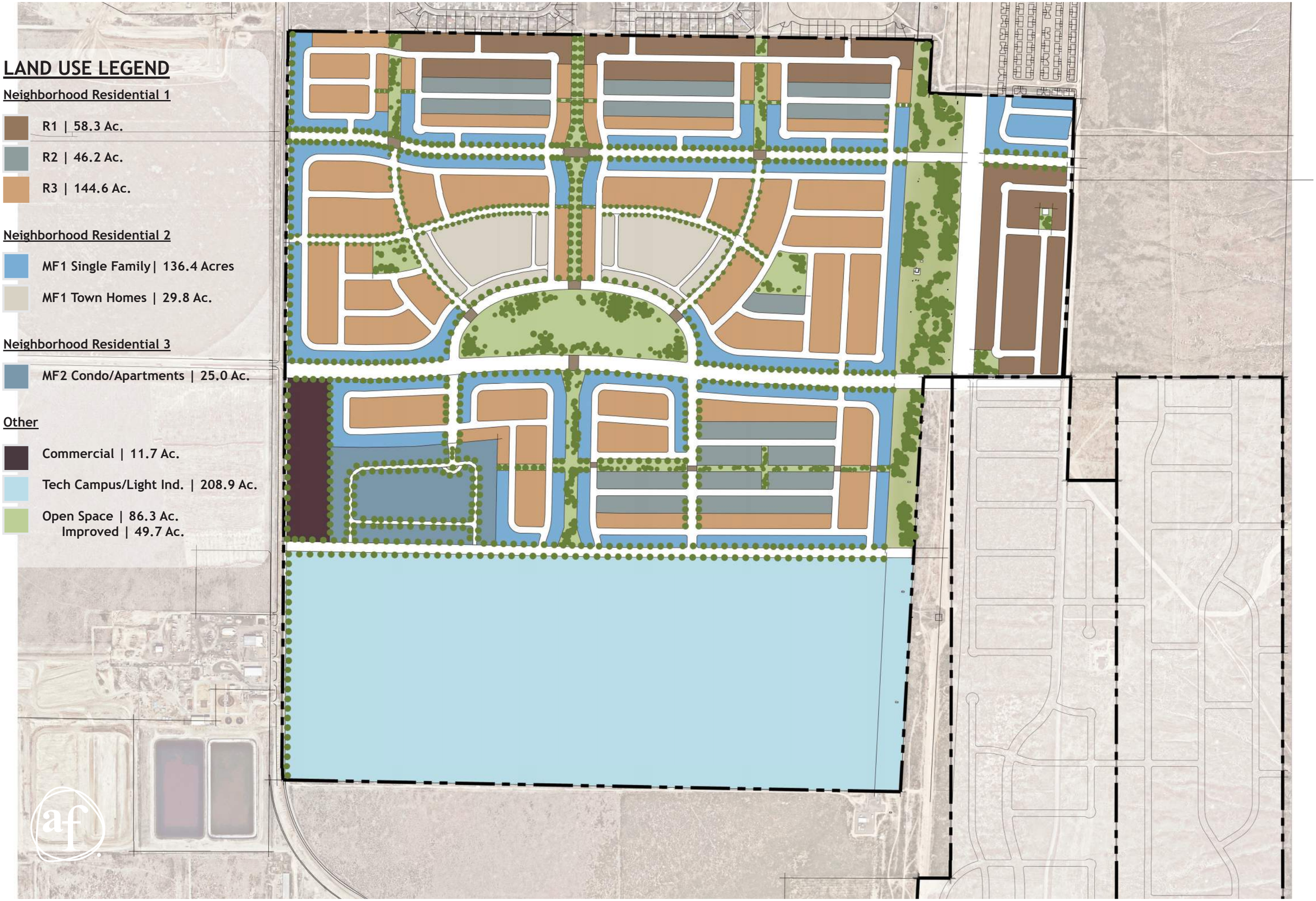
Conclusions

The findings of this study are as follows:

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

APPENDIX A

Site Plan


LAND USE LEGEND
Neighborhood Residential 1
R1 | 58.3 Ac.
R2 | 46.2 Ac.
R3 | 144.6 Ac.
Neighborhood Residential 2
MF1 Single Family| 136.4 Acres
MF1 Town Homes | 29.8 Ac.
Neighborhood Residential 3
MF2 Condo/Apartments | 25.0 Ac.
Other
Commercial | 11.7 Ac.
Tech Campus/Light Ind. | 208.9 Ac.
Open Space | 86.3 Ac.
Improved | 49.7 Ac.

AULT FARMS

Master Plan Tabulations

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

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

[2] All areas are approximate and include adjacent road frontages.

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

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

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

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

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

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

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

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

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

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

Submitted by:
Russell L. Christensen
Environmental Professional
Nebo Environmental LLC

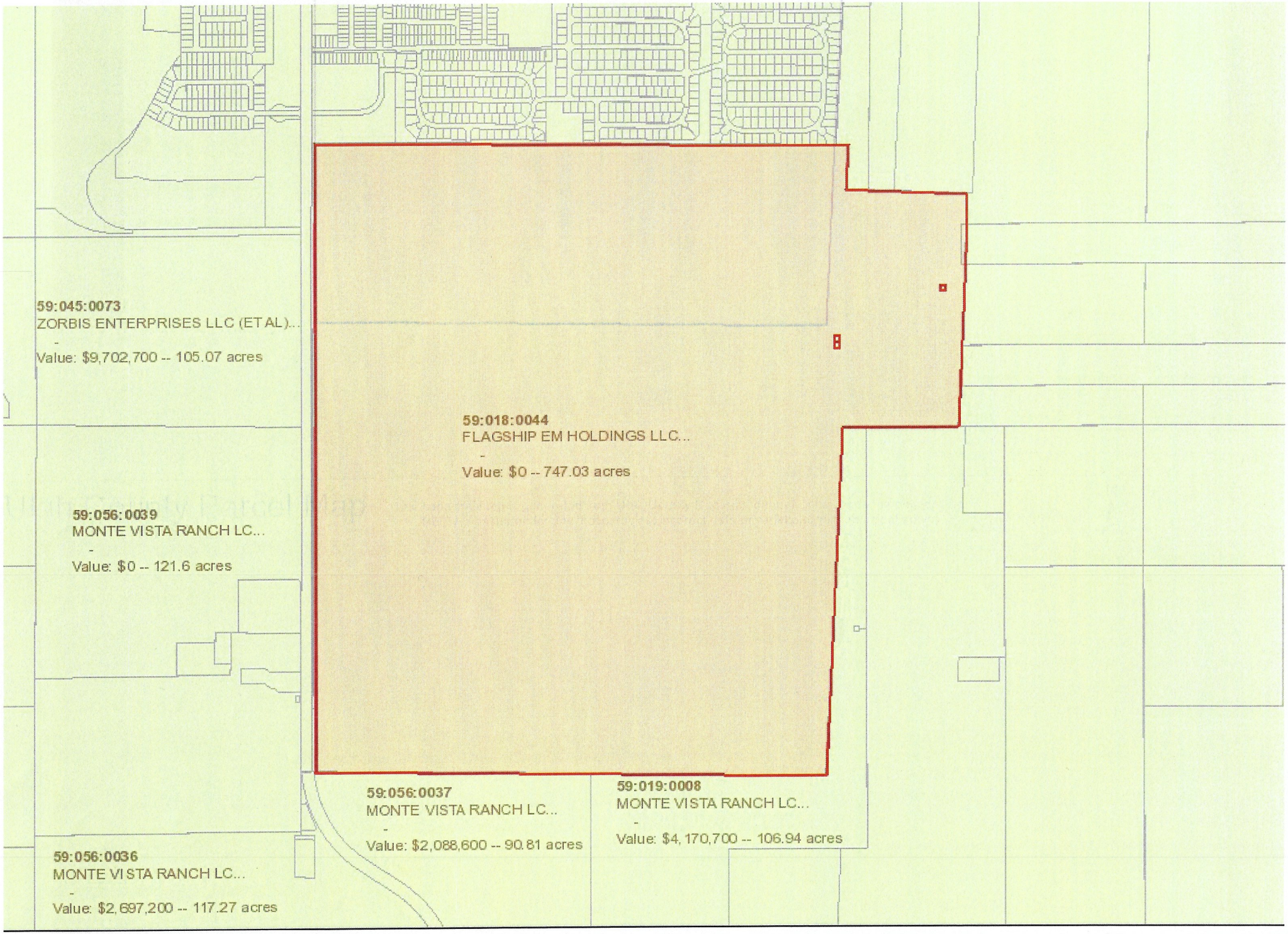
Utah County Parcel Map

Flagship EM Holdings parcel

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

Date: 5/25/2020

N



Utah County Parcel Map

590180044

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

Date: 5/22/2020

N

U.S. Fish and Wildlife Service

National Wetlands Inventory

Natl Wetlands Inv Eagle Mtn

May 25, 2020

Wetlands

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

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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish & Wildlife Service

ECOS

ECOS / Species Reports / Species By County Report

Species By County Report

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

County: Utah, Utah

CSV

Need to contact a FWS field office about a species? Follow this link to find your local FWS Office.

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

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, February 2, 2021

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Eagle Point phase "J" plat 2 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Eagle Point phase "J" plat 2 Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	308,205.88
Previous Release Amount:	$	-
Amount to Release this Period:	$	248,270.80
Amount Remaining in Bond :	$	59,935.08

Bond Releases Summary		
#1	$	248,270.80
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	248,270.80

2/2/2021

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED Previous Period	This Period	% to date	MONIES RELEASED This Period	To Date
1	**SWPPP & SITE WORK**										
a	SWPPP	1	0.5	LS	$3,000.00	$1,500.00	0	1	100%	$1,500.00	$1,500.00
2	**ROADWAY IMPROVEMENTS**										
a	3 inch Surface Course	49604	49604	SF	$1.20	$59,524.80	0	49604	100%	$59,524.80	$59,524.80
b	6 inch Road base(also behind curb)	61000	61000	SF	$0.55	$33,550.00	0	61000	100%	$33,550.00	$33,550.00
c	9 inch sub-base(e-fill)9behind curb)	61000	61000	SF	$0.75	$45,750.00	0	61000	100%	$45,750.00	$45,750.00
d	30" curb & gutter	3256	0	LF	$21.00	$0.00	0	3256	100%	$0.00	$0.00
e	8' multiuse path	210	210	LF	$36.00	$7,560.00	0	210	100%	$7,560.00	$7,560.00
f	5' Sidewalk	3209	3209	LF	$26.00	$83,434.00	0	3209	100%	$83,434.00	$83,434.00
g	10' multiuse path	256	256	SF	$42.00	$10,752.00	0	256	100%	$10,752.00	$10,752.00
h	Stop signs	3	3	EA	$200.00	$600.00	0	3	100%	$600.00	$600.00
i	Street signs	2	2	EA	$200.00	$400.00	0	2	100%	$400.00	$400.00
j	ADA ramps	8	8	EA	$650.00	$5,200.00	0	8	100%	$5,200.00	$5,200.00
3	**CULINARY WATER**										
a	8" culinary water c-900 w/fittings	1768	0	LF	$28.00	$0.00	0	0	100%	$0.00	$0.00
b	Fire Hydrant	4	0	EA	$4,200.00	$0.00	0	0	100%	$0.00	$0.00
c	8" gate valves w/collars	7	0	EA	$1,400.00	$0.00	0	0	100%	$0.00	$0.00
d	connect to existing water w/valve	2	0	LS	$1,400.00	$0.00	0	0	100%	$0.00	$0.00
e	3/4 inch water service	41	0	EA	$1,100.00	$0.00	0	0	100%	$0.00	$0.00
f	2" blow off	3	0	EA	$1,000.00	$0.00	0	0	100%	$0.00	$0.00
g	Sampling station	1	0	EA	$1,100.00	$0.00	0	0	100%	$0.00	$0.00
4	**STORM DRAIN**										
a	15"ADS HP pipe	1468	0	LF	$25.00	$0.00	0	0	100%	$0.00	$0.00
b	15" nyloplast basin & grate	2	0	EA	$1,200.00	$0.00	0	0	100%	$0.00	$0.00
c	Connect to existing manhole	2	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
d	60" dia. Manholes	1	0	EA	$3,000.00	$0.00	0	0	100%	$0.00	$0.00
e	48" dia. Manholes	1	0	EA	$2,500.00	$0.00	0	0	100%	$0.00	$0.00
f	3x6 combo box	4	0	EA	$3,100.00	$0.00	0	0	100%	$0.00	$0.00
g	2x3 Catch Basin	6	0	EA	$2,300.00	$0.00	0	0	100%	$0.00	$0.00
5	**SEWER**										
a	8" PVC Sewer pipe	1450	0	LF	$26.00	$0.00	0	0	100%	$0.00	$0.00
b	48" dia. Manholes	6	0	EA	$2,600.00	$0.00	0	0	100%	$0.00	$0.00
c	60" dia. Manholes	1	0	EA	$2,800.00	$0.00	0	0	100%	$0.00	$0.00
d	4" sewer laterals	38	0	EA	$650.00	$0.00	0	0	100%	$0.00	$0.00
e	Connect to existing manhole	1	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$248,270.80**					
	Original 10% Bond Coverage					$59,935.08			Released this Period	$248,270.80	
	TOTAL BOND AMOUNT:					**$308,205.88**					

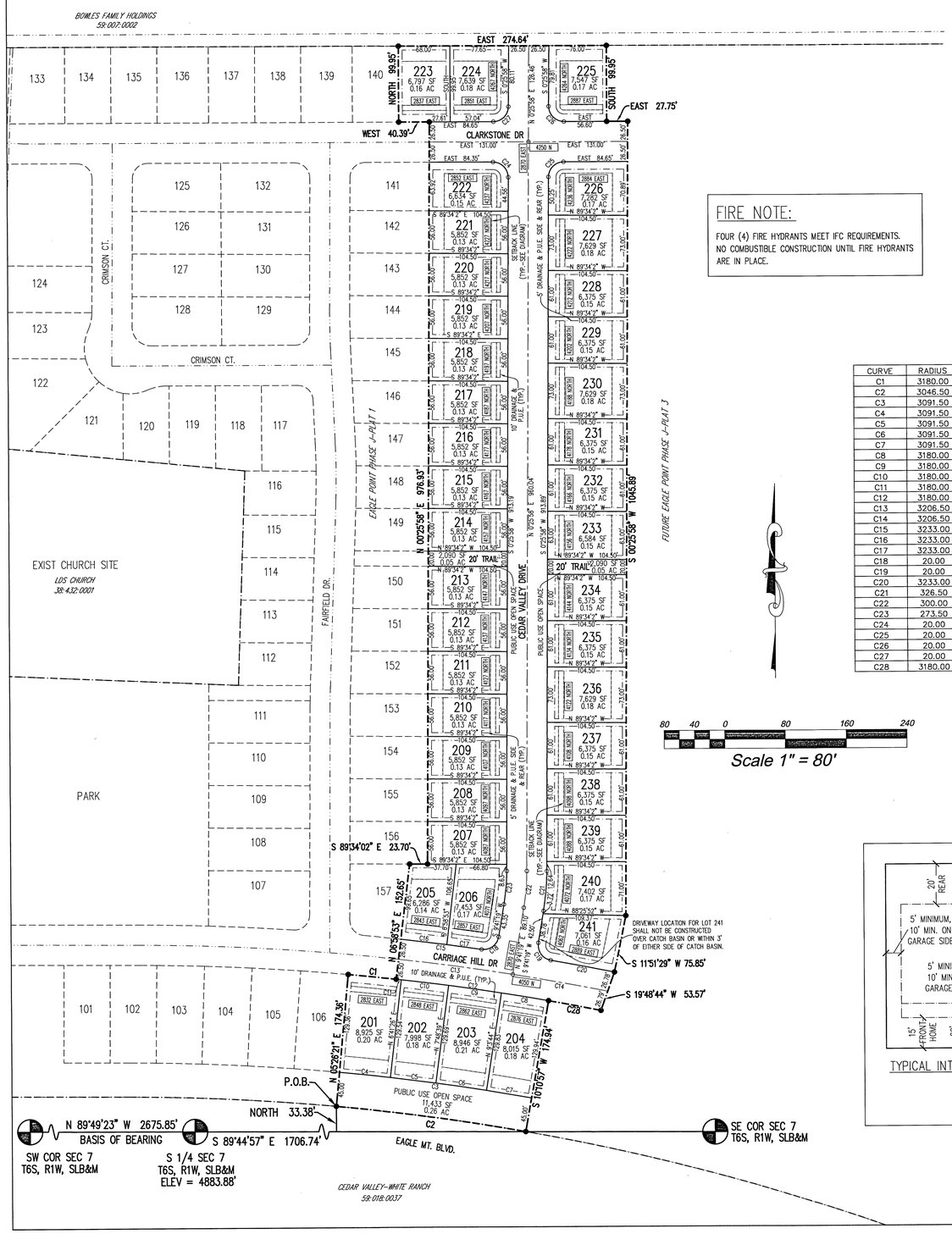
Christopher T. Trusty P.E.
Engineering Director

2/2/21
Date

Robert Bellif
Engineering Tech. 1

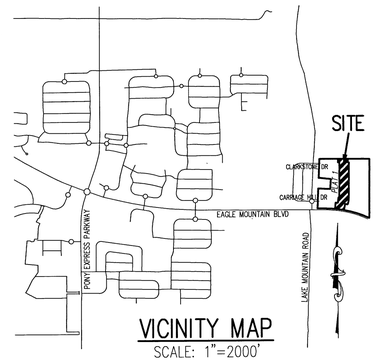
2/2/21
Date

EAGLE POINT PHASE J PLAT 2



FIRE NOTE:

FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

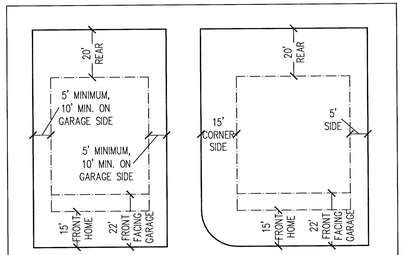


VICINITY MAP
SCALE: 1"=2000'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3180.00	63.67	1°8'50"	63.67	S 84°8'30" E
C2	3046.50	252.21	4°44'36"	252.14	N 82°11'21" W
C3	3091.50	255.94	4°44'36"	255.87	N 82°11'21" W
C4	3091.50	67.53	1°15'6"	67.53	S 83°56'7" E
C5	3091.50	60.44	1°7'12"	60.44	S 82°44'57" E
C6	3091.50	67.53	1°15'5"	67.53	S 81°33'49" E
C7	3091.50	60.44	1°7'13"	60.44	S 80°22'40" E
C8	3180.00	62.98	1°8'5"	62.98	N 80°28'40" W
C9	3180.00	70.36	1°16'4"	70.36	N 81°40'45" W
C10	3180.00	62.97	1°8'4"	62.97	N 82°52'49" W
C11	3180.00	6.69	0°7'14"	6.69	N 83°30'28" W
C12	3180.00	203.01	3°39'28"	202.97	N 81°44'21" W
C13	3206.50	152.12	2°43'5"	152.10	S 82°12'16" E
C14	3206.50	127.21	2°16'23"	127.20	S 79°42'32" E
C15	3233.00	107.33	1°54'8"	107.33	S 82°36'29" E
C16	3233.00	61.00	1°4'52"	61.00	S 83°1'7" E
C17	3233.00	46.33	0°49'16"	46.33	S 82°4'3" E
C18	20.00	30.95	88°39'16"	27.95	N 54°0'57" E
C19	20.00	31.31	89°42'27"	28.21	S 35°9'54" E
C20	3233.00	85.53	1°30'57"	85.53	S 79°15'39" E
C21	326.50	52.75	9°15'22"	52.69	N 5°3'38" E
C22	300.00	48.46	9°15'22"	48.41	N 5°3'38" E
C23	273.50	44.18	9°15'22"	44.14	N 5°3'38" E
C24	20.00	31.57	90°25'58"	28.39	N 44°47'1" W
C25	20.00	31.26	89°34'2"	28.18	N 45°12'59" E
C26	20.00	31.57	90°25'58"	28.39	N 44°47'1" W
C27	20.00	31.26	89°34'2"	28.18	S 45°12'59" W
C28	3180.00	70.36	1°16'4"	70.36	N 79°16'36" W

80 40 0 80 160 240
Scale 1" = 80'



TYPICAL INTERIOR LOT — TYPICAL CORNER LOT

SETBACK DIAGRAM

PHASE J PLAT 2 CALCULATIONS

TOTAL ACREAGE:	8.68 ACRES
BUILDABLE ACREAGE:	8.68 ACRES
TOTAL ACREAGE IN LOTS:	6.26 ACRES
RIGHT-OF-WAY AREA:	2.06 ACRES
TOTAL OPEN SPACE:	0.36 ACRES
TOTAL IMPROVED OPEN SPACE:	0.36 ACRES
AVERAGE LOT SIZE:	6,649 SF/0.15 ACRES
LARGEST LOT SIZE:	8,946 SF/0.21 ACRES
SMALLEST LOT SIZE:	5,852 SF/0.13 ACRES
OVERALL DENSITY:	4.72 LOTS/ACRE
TOTAL # OF LOTS:	41 LOTS

PLAT NOTES:

1. ALL PUBLIC UDE OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY. PUBLIC USE OPEN SPACE IS A PUBLIC UTILITY EASEMENT.

2. SETBACKS: FRONT=15'
DRIVEWAY=22'
REAR=20'
CORNER=15'
SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)

3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.

2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

DIRECT COMMUNICATIONS

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

Brian Barlow 4-20-20
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

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

Mark Steele 4/15/20
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY

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

Approved this 20 day of April, 20 20. Dominion Energy

By Kimberly Eldridge
Title Pro-Con Specialist

17184

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

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.

March 25, 2020 — DATE
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°44'57" EAST ALONG SECTION LINE 1706.74 FEET AND NORTH 33.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 05°26'21" EAST, A DISTANCE OF 174.36 FEET; THENCE ALONG THE ARC OF A 3,180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°08'50" FOR 63.67 FEET (CHORD BEARS SOUTH 84°08'30" EAST 63.67 FEET); THENCE NORTH 06°58'53" EAST, A DISTANCE OF 152.65 FEET; THENCE SOUTH 89°34'02" EAST, A DISTANCE OF 23.70 FEET; THENCE NORTH 00°25'58" EAST, A DISTANCE OF 976.93 FEET; THENCE WEST, A DISTANCE OF 40.39 FEET; THENCE NORTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 274.64 FEET; THENCE SOUTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 27.75 FEET; THENCE SOUTH 00°25'58" WEST, A DISTANCE OF 1,045.89 FEET; THENCE SOUTH 11°51'29" WEST, A DISTANCE OF 75.85 FEET; THENCE SOUTH 19°48'44" WEST, A DISTANCE OF 53.57 FEET; THENCE ALONG THE ARC OF A 3,180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°16'04" FOR 70.36 FEET (CHORD BEARS NORTH 79°16'36" WEST 70.36 FEET); THENCE SOUTH 10°10'57" WEST, A DISTANCE OF 174.94 FEET; THENCE ALONG THE ARC OF A 3,046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°44'36" FOR 252.21 FEET (CHORD BEARS NORTH 82°11'21" WEST 252.14 FEET) TO THE POINT OF BEGINNING.

CONTAINING 378,084 SQUARE FEET OR 8.6796 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

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):
PRINTED NAME OF OWNER

ENT 109585:2020 Ma # 17184
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 29 4:30 pm FEE 126.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED 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):
PRINTED NAME OF OWNER James R. Patterson, President
Patterson Construction, Inc. 4/22/2020
AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 22 day of April, 2020 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 01/08/2024 — NOTARY PUBLIC SIGNATURE
709876 — COMMISSION NUMBER
Julie Ann Allen — 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 29 DAY OF July 2020

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 2
EAGLE POINT PHASE J
SUBDIVISION
LOCATED IN THE SE CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

Surveyor's Seal — Notary Public Seal — City Engineer Seal — Clerk-Recorder Seal

Sec 7, T6S, R1W TV 038

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, February 1, 2021

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Pacific Springs phase "A" plat 1 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Chris Trusty
Chris Trusty (Feb 1, 2021 14:36 MST)

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

Bond Release Request Letter
Pacific Springs phase A plat 1
Reduced

Engineering Division
2565 North Sweetwater Road
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release	
Original Bond Amount:	$ 271,186.29
Previous Release Amount:	$ -
Amount to Release this Period:	$ 138,525.24
Amount Remaining in Bond :	$ 132,661.05

Bond Releases Summary	
#1	$ 138,525.24
#2	$ -
#3	$ -
#4	$ -
TOTAL	$ 138,525.24

2/1/2021

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	SITE WORK										
a	Mobilization	1	0	EA	$4,961.32	$0.00	0	0%	100%	$0.00	$0.00
b	SWPPP	1	0	EA	$8,788.45	$0.00	0	0%	100%	$0.00	$0.00
c	Clearing & Grubbing Road	2098	0	CY	$2.84	$0.00	0	0%	100%	$0.00	$0.00
d	Site cut to fill	8092	0	CY	$3.26	$0.00	0	0%	100%	$0.00	$0.00
e	Site import to fill	6102.3	0	TON	$7.85	$0.00	0	0%	100%	$0.00	$0.00
f	Grading, detention basin	14980	0	SF	$0.36	$0.00	0	0%	100%	$0.00	$0.00
g	Grading, roadway	92535	0	SF	$0.11	$0.00	0	0%	100%	$0.00	$0.00
h	Rock retaining wall	1608	1608	SF	$13.96	$22,447.68	1,608	100%	100%	$22,447.68	$0.00
2	STREETS										
a	Roadway Asphalt Paving 3"	77800	0	SF	$1.22	$0.00	0	0%	100%	$0.00	$0.00
b	Road Base Gravel 6"	96410	0	SF	$0.15	$0.00	0	0%	100%	$0.00	$0.00
c	Engineering fill Subbase 9"	96410	0	SF	$0.77	$0.00	0	0%	100%	$0.00	$0.00
d	Asphalt prep.	77800	0	SF	$0.71	$0.00	0	0%	100%	$0.00	$0.00
e	2.5 Curb & Gutter	4426	0	LF	$16.00	$0.00	0	0%	100%	$0.00	$0.00
f	Curb & gutter prep.	4426	0	LF	$4.21	$0.00	0	0%	100%	$0.00	$0.00
g	Curb tie ins	16	0	EA	$300.00	$0.00	0	0%	100%	$0.00	$0.00
h	5' Concrete Sidewalk w/ base	4820	4820	LF	$17.65	$85,073.00	4,820	100%	100%	$85,073.00	$0.00
i	Sidewalk prep.	4820	482	LF	$6.83	$3,292.06	4,820	100%	100%	$3,292.06	$0.00
j	ADA ramps	12	12	EA	$750.00	$9,000.00	12	100%	100%	$9,000.00	$0.00
k	Stop signs	6	6	EA	$500.00	$3,000.00	6	100%	100%	$3,000.00	$0.00
l	Street signs	6	6	EA	$500.00	$3,000.00	6	100%	100%	$3,000.00	$0.00
m	Removal of asphalt & replace	1	0	LS	$7,280.62	$0.00	1	100%	100%	$0.00	$0.00
n	Traffic control	1	0	EA	$500.00	$0.00	1	100%	100%	$0.00	$0.00
3	SEWER										
a	8" PVC Sewer Pipe	2525	0	LF	$28.35	$0.00	0	0%	100%	$0.00	$0.00
b	48" Manholes	7	0	EA	$2,615.97	$0.00	0	0%	100%	$0.00	$0.00
c	60" Manholes	5	0	EA	$2,797.78	$0.00	0	0%	100%	$0.00	$0.00
d	4" sewer lateral service	30	0	EA	$845.28	$0.00	0	0%	100%	$0.00	$0.00
e	Connect to existing	1	0	EA	$1,640.28	$0.00	0	0%	100%	$0.00	$0.00
f	Connect to existing w/core drill	1	0	EA	$1,034.94	$0.00	0	0%	100%	$0.00	$0.00
g	Plug & cap mainline	5	0	EA	$456.87	$0.00	0	0%	100%	$0.00	$0.00
h	Import	12006.48	0	EA	$7.98	$0.00	0	0%	100%	$0.00	$0.00
i	Trench spoils	4218	0	CY	$1.89	$0.00	0	0%	100%	$0.00	$0.00
j	Testing	1	0	LS	$7,200.00	$0.00	0	0%	100%	$0.00	$0.00
k	Manhole collars	13	6.5	EA	$495.00	$3,217.50	13	100%	100%	$3,217.50	$0.00
4	CULINARY WATER										
a	8" Culinary Water Pipe	2612	0	LF	$20.17	$0.00	0	0%	100%	$0.00	$0.00
b	8" Gate Valve	26	0	EA	$1,624.88	$0.00	0	0%	100%	$0.00	$0.00
c	8" tee	5	0	EA	$1,140.05	$0.00	0	0%	100%	$0.00	$0.00
d	8" bend	6	0	EA	$429.16	$0.00	0	0%	100%	$0.00	$0.00
e	4" plug	1	0	EA	$218.64	$0.00	0	0%	100%	$0.00	$0.00
f	Fire Hydrant w/ valve	3	0	EA	$4,308.54	$0.00	0	0%	100%	$0.00	$0.00
g	3/4" Water Service Line & Meter Box	31	0	EA	$980.48	$0.00	0	0%	100%	$0.00	$0.00
h	Waterline loops	1	0	EA	$3,914.23	$0.00	0	0%	100%	$0.00	$0.00
i	2" blow off	6	0	EA	$1,441.02	$0.00	0	0%	100%	$0.00	$0.00
j	Import	1468	0	EA	$7.74	$0.00	0	0%	100%	$0.00	$0.00
k	Sample station	1	0	EA	$3,814.64	$0.00	0	0%	100%	$0.00	$0.00
l	Trench spoils	1204.94	0	CY	$1.89	$0.00	0	0%	100%	$0.00	$0.00
m	Testing	1	0	EA	$586.00	$0.00	0	0%	100%	$0.00	$0.00
n	Valve collars	36	18	EA	$265.00	$4,770.00	36	100%	100%	$4,770.00	$0.00
5	STORM DRAIN										
a	15" RCP	1418	0	LF	$37.73	$0.00	0	0%	100%	$0.00	$0.00
b	18" RCP	328	0	LF	$40.24	$0.00	0	0%	100%	$0.00	$0.00
c	24" RCP	301	0	LF	$48.23	$0.00	0	0%	100%	$0.00	$0.00
d	36" RCP	605	0	LF	$71.13	$0.00	0	0%	100%	$0.00	$0.00
e	60" manholes	7	0	EA	$2,538.43	$0.00	0	0%	100%	$0.00	$0.00
f	72" manholes	7	0	EA	$4,122.28	$0.00	0	0%	100%	$0.00	$0.00
g	Curb inlet	13	0	EA	$1,682.85	$0.00	0	0%	100%	$0.00	$0.00
h	Combo box	7	0	EA	$4,189.20	$0.00	0	0%	100%	$0.00	$0.00
i	Flared end section	1	0	EA	$1,718.61	$0.00	0	0%	100%	$0.00	$0.00
j	Import	3550	0	EA	$9.20	$0.00	0	0%	100%	$0.00	$0.00
k	Trench spoils	2660	0	CY	$1.89	$0.00	0	0%	100%	$0.00	$0.00
l	Storm testing	1	0	LS	$11,285.00	$0.00	0	0%	100%	$0.00	$0.00
m	Manhole collars	21	10.5	EA	$450.00	$4,725.00	21	100%	100%	$4,725.00	$0.00
	TOTAL CONSTRUCTION COST					$138,525.24					
	Original 10% Bond Coverage					$132,661.05					
							Released this Period			$138,525.24	
	TOTAL BOND AMOUNT:					$271,186.29					

APPROVED BY EAGLE MOUNTAIN:

Chris Trusty

Feb 1, 2021

Date

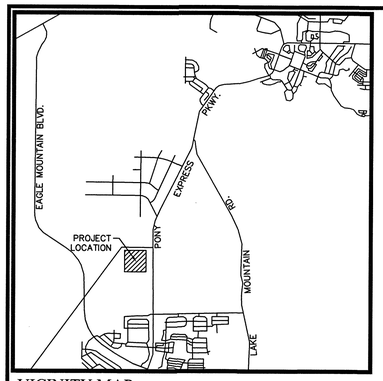
Christopher T. Trusty P.E.
Engineering Director

Robert Ballif

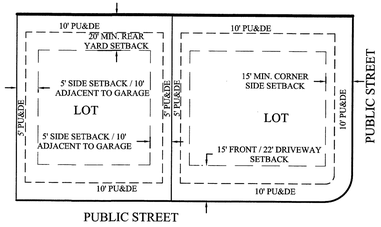
Feb 1, 2021

Date

Robert Ballif
Engineering Tech. 1



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

SITE TABULATIONS

TOTAL # OF LOTS:	30 LOTS
TOTAL ACREAGE:	8.68 ACRES
TOTAL ACREAGE IN LOTS:	5.38 ACRES
TOTAL R.O.W ACREAGE:	2.81 ACRES
TOTAL PARCEL ACREAGE:	0.49 ACRES
TOTAL OPEN SPACE ACREAGE:	0.43 ACRES
AVERAGE LOT SIZE:	0.19 ACRES OR 8,394 SQFT.
LARGEST LOT SIZE:	0.34 ACRES
SMALLEST LOT SIZE:	0.14 ACRES
OVERALL DENSITY:	3.46 UNITS/ACRE

N

S

GRAPHIC SCALE

50 0 25 50 100 200

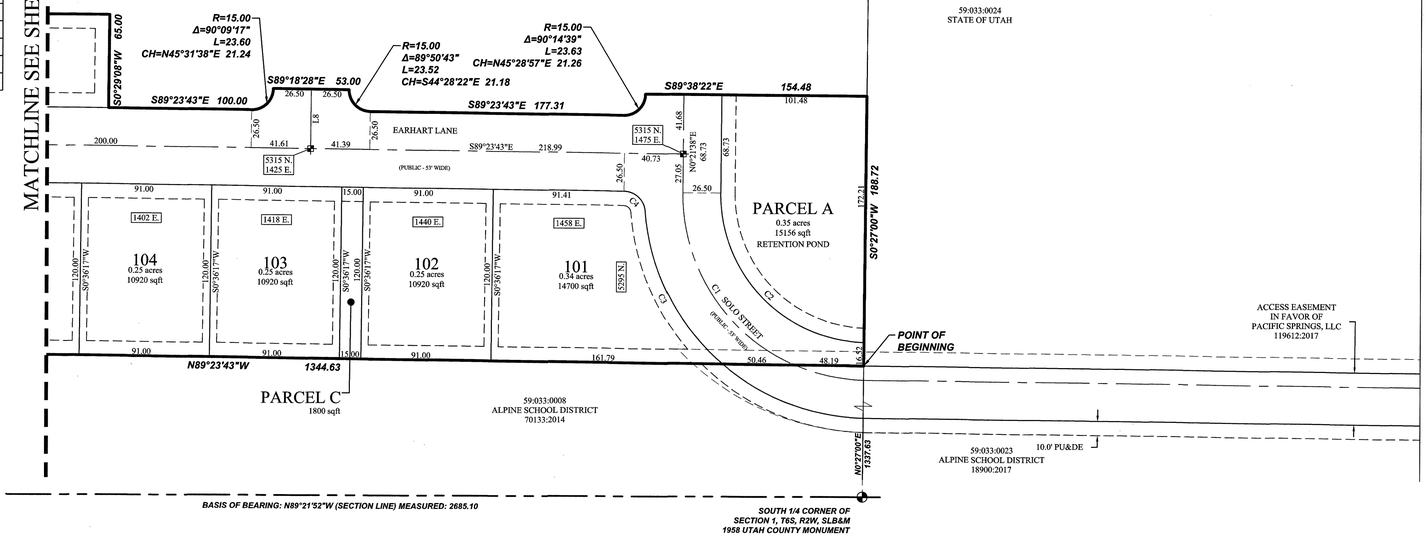
(IN FEET)
1 inch = 50 ft.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	130.00	67°08'09"	152.33	S33°12'27"E	143.76
C2	103.50	88°43'53"	160.29	S44°00'19"E	144.74
C3	156.50	45°02'50"	123.04	N26°56'12"W	119.90
C4	15.00	84°58'56"	22.25	N46°54'15"W	20.26
C5	15.00	90°01'23"	23.57	N44°33'41"W	21.22
C6	15.00	34°25'35"	9.01	S73°23'30"W	8.88
C7	50.00	37°41'15"	32.89	S75°01'19"W	32.30
C8	50.00	54°09'34"	47.26	N59°03'16"W	45.52
C9	50.00	48°26'07"	42.27	N07°45'25"W	41.02
C10	50.00	18°24'56"	16.07	N25°40'07"E	16.00
C11	15.00	34°25'35"	9.01	N17°39'47"E	8.88
C16	15.00	89°50'43"	23.52	S44°28'22"E	21.18
C17	15.00	90°09'17"	23.60	N45°31'38"E	21.24
C18	15.00	89°50'43"	23.52	S44°28'22"E	21.18
C19	15.00	90°09'17"	23.60	N45°31'38"E	21.24
C20	15.00	89°50'43"	23.52	S44°28'22"E	21.18

Line Table

LINE	DIRECTION	LENGTH
L1	N55°07'25"W	50.00
L2	S45°31'38"W	17.11
L3	N33°49'18"W	50.00
L4	N00°27'00"E	49.73
L5	N00°27'00"E	41.39
L8	S00°26'59"W	41.50
L10	N00°27'00"E	41.39
L11	N00°27'00"E	45.11



GENERAL NOTES

1. PARCELS A, C, & D ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

PREPARED BY

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DIRECT COMMUNICATIONS

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

Maurice Tulford 7/12/19
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY UTAH:

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 11 DAY OF July A.D. 2019

By: [signature]

Title: Pre-construction gas account specialist

16658 SHEET 1 OF 2

ROCKY MOUNTAIN POWER

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

7/10/19
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Spencer Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer Llewelyn
Professional Land Surveyor
Certificate No. 10516507

7/11/19
Date

BOUNDARY DESCRIPTION

A portion of the NE1/4 of the SW1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Southeast Corner of the NE1/4 of the SW1/4 of Section 1, T6S, R2W, SLB&M, located N0°27'00"E along the 1/4 Section line 1,337.63 feet from the South 1/4 Corner of said Section 1 (Basis of Bearing: N89°21'52"W along the Section line between the South 1/4 Corner and Southwest Corner of said Section 1); thence N89°23'43"W along the 1/16th (40 Acre) line 1,344.63 feet to the Southwest Corner of the NE1/4 of the SW1/4 of said Section 1; thence N00°21'38"E along the 1/16th (40 Acre) line 575.96 feet; thence S89°34'23"E 94.75 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°58'37" Chord: N45°26'19"E 21.21 feet; thence S89°34'46"E 53.00 feet; thence S00°27'00"W 28.46 feet; thence S89°23'43"E 108.00 feet; thence S00°27'25"W 330.00 feet; thence S89°23'43"E 377.04 feet; thence N00°27'00"E 4.55 feet; thence S89°33'00"E 168.00 feet; thence S00°29'08"W 65.00 feet; thence S89°23'43"E 100.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'17" Chord: N45°31'38"E 21.24 feet; thence S89°18'28"E 53.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°33'00"E) a distance of 23.52 feet through a central angle of 89°50'43" Chord: S44°28'22"E 21.18 feet; thence S89°23'43"E 177.31 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.63 feet through a central angle of 90°14'39" Chord: N45°28'57"E 21.26 feet; thence S89°38'22"E 154.48 feet to the 1/4 Section line; thence S00°27'00"W along the 1/4 Section line 188.72 feet to the point of beginning.

Contains: 8.68 acres+/-

OWNER'S DEDICATION

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

OWNER(S):

PRINTED NAME OF OWNER
Benson J. Whitney
V.P. of Land Acquisition for

AUTHORIZED SIGNATURE(S)
Richmond American Homes of Utah, Inc.

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 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 FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 3 DAY OF JULY A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, BENSON J. WHITNEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF LAND ACQUISITION FOR RICHMOND AMERICAN HOMES OF UTAH, INC. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7-28-2019

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 684480

KAY VAN WAGONER
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF August, 2019.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

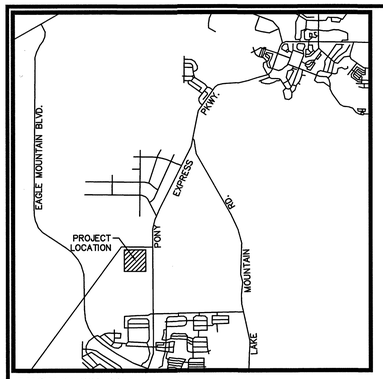
PACIFIC SPRINGS
PHASE A PLAT
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 1, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

ENT 77951:2019 Map # 16658
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 15 10:01 am FEE 166.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

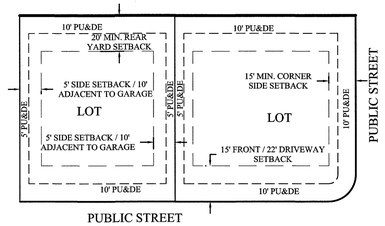
SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 7/11/19 STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 285022 CHRISTOPHER TODD TRUSTY 7/31/19 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

Z:_2017\17-346 Pacific Springs - Eagle Mountain\design 17-346\dwg\sheets\PHASE 1 FINAL\C2 - FINAL PLAT.dwg
Sec 1, T6S, R2W, SLB&M, Utah County



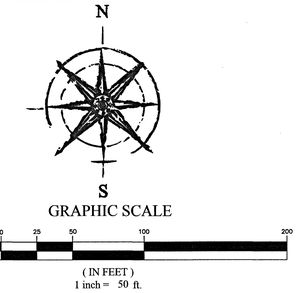
VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

SITE TABULATIONS

- TOTAL # OF LOTS: 30 LOTS
- TOTAL ACREAGE: 8.68 ACRES
- TOTAL ACREAGE IN LOTS: 5.38 ACRES
- TOTAL R.O.W ACREAGE 2.81 ACRES
- TOTAL PARCEL ACREAGE: 0.49 ACRES
- TOTAL OPEN SPACE ACREAGE: 0.43 ACRES
- AVERAGE LOT SIZE: 0.19 ACRES OR 8,394 SQFT.
- LARGEST LOT SIZE: 0.34 ACRES
- SMALLEST LOT SIZE: 0.14 ACRES
- OVERALL DENSITY: 3.46 UNITS/ACRE

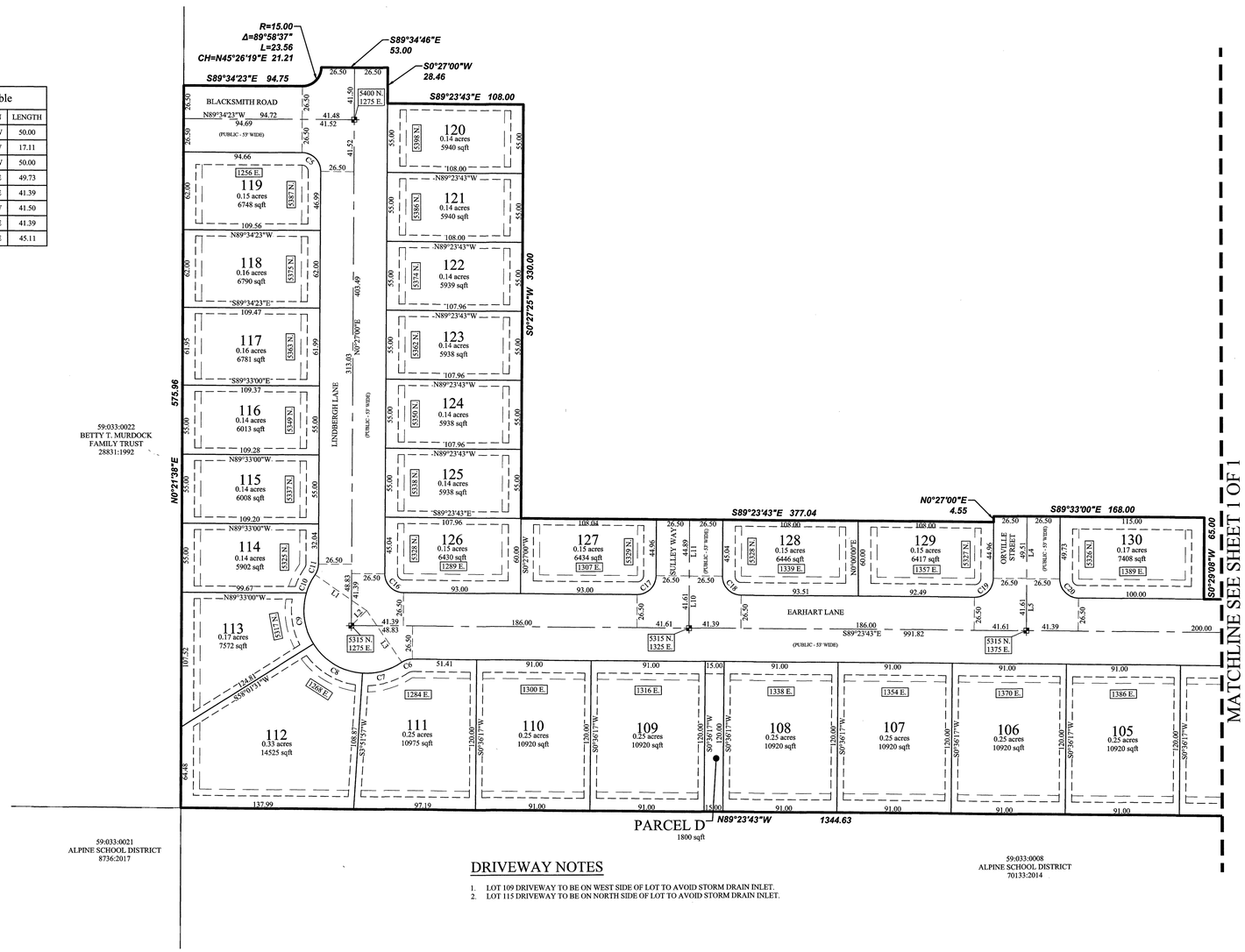


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	130.00	67°08'09"	152.33	S33°12'27"E	143.76
C2	103.50	88°43'53"	160.29	S44°00'19"E	144.74
C3	156.50	45°02'50"	123.04	N26°56'12"W	119.90
C4	15.00	84°58'56"	22.25	N46°54'15"W	20.26
C5	15.00	90°01'23"	23.57	N44°33'41"W	21.22
C6	15.00	34°25'35"	9.01	S73°23'30"W	8.88
C7	50.00	37°41'15"	32.89	S75°01'19"W	32.30
C8	50.00	54°09'34"	47.26	N59°03'16"W	45.52
C9	50.00	48°26'07"	42.27	N07°45'25"W	41.02
C10	50.00	18°24'56"	16.07	N25°40'07"E	16.00
C11	15.00	34°25'35"	9.01	N17°39'47"E	8.88
C16	15.00	89°50'43"	23.52	S44°28'22"E	21.18
C17	15.00	90°09'17"	23.60	N45°31'38"E	21.24
C18	15.00	89°50'43"	23.52	S44°28'22"E	21.18
C19	15.00	90°09'17"	23.60	N45°31'38"E	21.24
C20	15.00	89°50'43"	23.52	S44°28'22"E	21.18

Line Table		
LINE	DIRECTION	LENGTH
L1	N55°07'25"W	50.00
L2	S45°31'38"W	17.11
L3	N33°49'18"W	50.00
L4	N00°27'00"E	49.73
L5	N00°27'00"E	41.39
L8	S00°26'59"W	41.50
L10	N00°27'00"E	41.39
L11	N00°27'00"E	45.11

GENERAL NOTES

1. PARCELS A, C, & D ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.



DRIVEWAY NOTES

1. LOT 109 DRIVEWAY TO BE ON WEST SIDE OF LOT TO AVOID STORM DRAIN INLET.
2. LOT 115 DRIVEWAY TO BE ON NORTH SIDE OF LOT TO AVOID STORM DRAIN INLET.

ENT 77951:2019 Map # 16658
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 15 10:11 am FEE 166.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

16658 SHEET 2 OF 2

PACIFIC SPRINGS
PHASE A PLAT 1
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 1, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 7655547 SPENCER W. LLEWELYN 7/11/19 STATE OF UTAH		REGISTERED PROFESSIONAL ENGINEER No. 261052 CHRISTOPHER TODD TRUSTY 7/15/19 STATE OF UTAH	

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

Z:_2017\17-346 Pacific Springs - Eagle Mountain\design 17-346\dwg\sheets\PHASE 1 FINAL\C2.1 - FINAL PLAT.dwg

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, February 1, 2021

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Solo Street into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Chris Trusty
Chris Trusty (Feb 1, 2021 14:35 MST)

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

Bond Release Request Letter
Pacific Springs
Solo Street

Engineering Division
2565 North Sweetwater Road
Eagle Mountain City, Utah 84043
(801) 789-6671

4th Bond Release		
Original Bond Amount:	$	159,957.57
Previous Release Amount:	$	139,041.38
Amount to Release this Period:	$	6,374.60
Amount Remaining in Bond :	$	14,541.60

Bond Releases Summary		
#1	$	73,464.43
#2	$	47,713.20
#3	$	17,863.74
#4	$	6,374.60
TOTAL	$	145,415.98

2/1/2021

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE WORK**									
a	Mobilization	1	EA	$2,543.32	$2,543.32	(0)	0%	100%	$0.00	$0.00
b	SWPPP	1	EA	$4,500.00	$4,500.00	(0)	0%	100%	$0.00	$0.00
c	Clearing & Grubbing Road	1	LS	$1,253.32	$1,253.32	(0)	0%	100%	$0.00	$0.00
d	Site cut to fill	1382	CY	$3.71	$5,127.22	(138)	0%	100%	$0.00	$0.00
e	Site import to fill	487	CY	$24.18	$11,775.66	(49)	0%	100%	$0.00	$0.00
f	Remove existing water line	275	LF	$8.21	$2,257.75	(28)	0%	100%	$0.00	$0.00
g	Grading, roadway	6035.01	SF	$0.20	$1,207.00	(604)	0%	100%	$0.00	$0.00
h	Rock retaining wall	385	SF	$13.96	$5,374.60	385	100%	100%	$5,374.60	$0.00
2	**STREETS**									
a	Roadway Asphalt Paving 3"	5235	SF	$1.58	$8,271.30	(1,047)	0%	100%	$0.00	$0.00
b	Road Base Gravel 6"	6605.61	SF	$0.22	$1,453.23	0	0%	100%	$0.00	$0.00
c	Engineering fill Subbase 9"	6605.61	SF	$1.12	$7,398.28	0	0%	100%	$0.00	$0.00
d	Asphalt prep.	5235	SF	$1.20	$6,262.00	0	0%	100%	$0.00	$0.00
e	2.5 Curb & Gutter	200	LF	$22.92	$4,584.00	0	0%	100%	$0.00	$0.00
f	Curb & gutter prep.	200	LF	$4.56	$912.00	0	0%	100%	$0.00	$0.00
g	Curb tie ins	2	EA	$330.00	$660.00	0	0%	100%	$0.00	$0.00
h	5' Concrete Sidewalk w/ base	220	LF	$24.50	$5,390.00	0	0%	100%	$0.00	$0.00
i	Sidewalk prep.	203	SF	$6.81	$1,382.43	(203)	0%	100%	$0.00	$0.00
j	Stop signs	1	EA	$500.00	$500.00	1	100%	100%	$500.00	$0.00
k	Street signs	1	EA	$500.00	$500.00	1	100%	100%	$500.00	$0.00
l	Removal of asphalt & replace	1	LS	$7,280.62	$7,280.62	(1)	0%	100%	$0.00	$0.00
m	Traffic control	1	EA	$4,680.00	$4,680.00	(1)	0%	100%	$0.00	$0.00
3	**SEWER**						0%			
a	8" PVC Sewer Pipe	220	LF	$44.55	$9,801.00	0	0%	100%	$0.00	$0.00
b	48" Manholes	1	EA	$3,001.72	$3,001.72	0	0%	100%	$0.00	$0.00
c	Connect to existing	1	EA	$1,368.28	$1,368.28	0	0%	100%	$0.00	$0.00
d	Connect to existing w/core drill	1	EA	$1,034.15	$1,034.15	0	0%	100%	$0.00	$0.00
e	Import	816.75	TON	$11.98	$9,784.67	0	0%	100%	$0.00	$0.00
f	Testing	1	LS	$1,250.00	$1,250.00	0	0%	100%	$0.00	$0.00
g	Manhole collars	3	EA	$500.00	$1,500.00	0	0%	100%	$0.00	$0.00
4	**CULINARY WATER**									
a	8" Culinary Water Pipe	160.38	LF	$28.90	$4,634.98	0	0%	100%	$0.00	$0.00
b	8" Gate Valve	1	EA	$1,624.41	$1,624.41	0	0%	100%	$0.00	$0.00
c	8" bend	1	EA	$428.95	$428.95	0	0%	100%	$0.00	$0.00
d	4" plug	2	EA	$128.07	$256.14	0	0%	100%	$0.00	$0.00
e	2" blow off	1	EA	$1,440.12	$1,440.12	0	0%	100%	$0.00	$0.00
f	Import	243	TON	$11.98	$2,911.14	0	0%	100%	$0.00	$0.00
g	Connect to existing	1	EA	$4,609.43	$4,609.43	0	0%	100%	$0.00	$0.00
h	Testing	1	EA	$450.00	$450.00	0	0%	100%	$0.00	$0.00
i	Valve collars	1	EA	$265.00	$265.00	0	0%	100%	$0.00	$0.00
5	**STORM DRAIN**									
a	36" RCP	100	LF	$70.75	$7,075.00	0	0%	100%	$0.00	$0.00
b	48" manholes	1	EA	$717.96	$717.96	0	0%	100%	$0.00	$0.00
c	Curb inlet	1	EA	$1,682.08	$1,682.08	0	0%	100%	$0.00	$0.00
d	Combo box	1	EA	$4,187.66	$4,187.66	0	0%	100%	$0.00	$0.00
e	Import	202.5	TON	$11.98	$2,425.95	0	0%	100%	$0.00	$0.00
f	Manhole collars	2	EA	$500.00	$1,000.00	0	0%	100%	$0.00	$0.00
g	Connect to existing	1	EA	$634.60	$634.60	0	0%	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST				**$145,415.98**					
	10% Bond Coverage				$14,541.60					
						Released this Period			$6,374.60	
	TOTAL BOND AMOUNT:				**$159,957.57**					

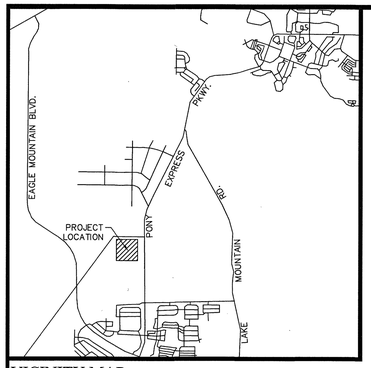
APPROVED BY EAGLE MOUNTAIN:

Chris Trusty
Christopher T. Trusty P.E.
Engineering Director

Feb 1, 2021
Date

Robert Ballif
Robert Ballif (Feb 1, 2021 10:06 MST)
Robert Ballif
Engineering Assistant

Feb 1, 2021
Date



VICINITY MAP
N.T.S

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING,LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BRANDON PARR
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
CDC ADVISORS
825 E. 1180 S. SUITE 300
AMERICAN FORK, UTAH 84003
(801) 420-0137
CONTACT: DAN FORD

ACREAGE TABULATION

ROW SQUARE FOOTAGE	16,652
ROW ACREAGE	0.382

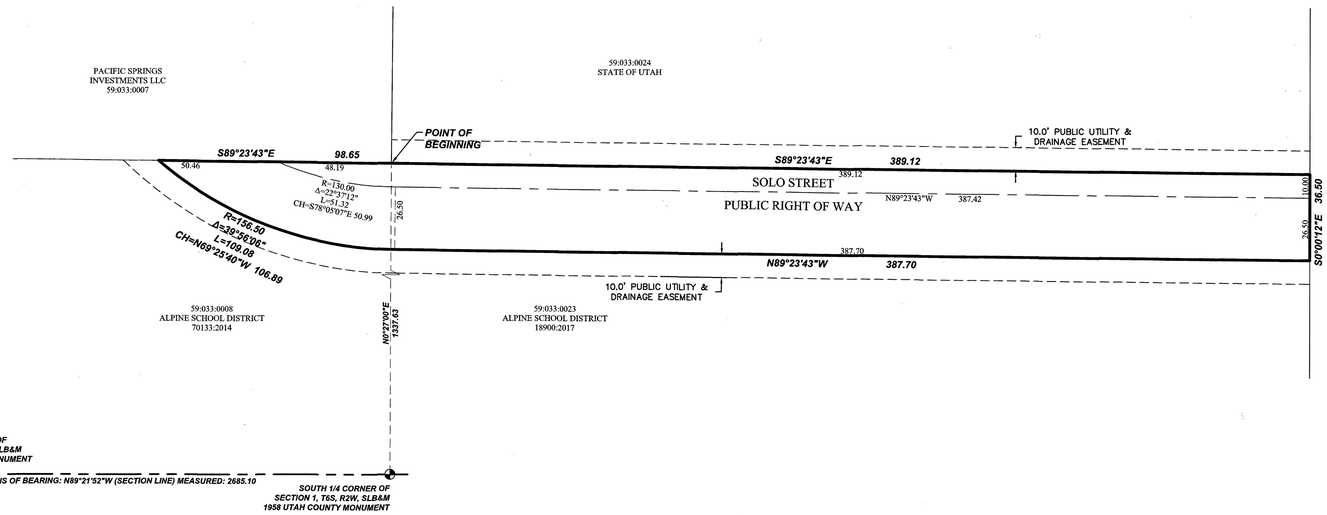
N

S

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.



SOUTHWEST CORNER OF SECTION 1, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT

BASIS OF BEARING: N89°21'52"W (SECTION LINE) MEASURED: 2685.10

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

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

11/20/18
DATE

BOUNDARY DESCRIPTION

A portion of the SE1/4 and SW1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a the Northeast Corner of the SE1/4 of the SW1/4 of Section 1, T6S, R2W, SLB&M, located N00°27'00"E along the 1/4 Section line 1,337.63 feet from the South 1/4 Corner of Section 1, T6S, R2W, SLB&M (Basis of Bearing: N89°21'52"W between the South 1/4 Corner and Southwest Corner of said Section 1); thence S89°23'43"E along the 1/16th (40 acre) line 389.12 feet to the Westerly line of Sweetwater Road; thence S00°00'12"E along said street 36.50 feet; thence N89°23'43"W 387.70 feet; thence along the arc of a curve to the right with a radius of 156.50 feet a distance of 109.08 feet through a central angle of 39°56'06" Chord: N69°25'40"W 106.89 feet to the 1/16th (40 acre) line; thence S89°23'43"E along the 1/16th (40 acre) line 98.65 feet to the point of beginning.

Contains: 16,652 square feet+/-

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH,UNDER THE PROVISIONS OF SECTION 10-9A-607, UTAH CODE, AS AMENDED 2010, FOR THE PERPETUAL USE OF THE PUBLIC, ALL OF THE LAND DESIGNATED HEREIN, AND SHOWN ON THE MAP TO BE KNOWN AS:

SOLO STREET

PACIFIC SPRINGS INVESTMENTS, LLC

Daniel G Ford / Manager / member
For Pacific Springs Investments, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 26 DAY OF November A.D. 2018 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Daniel G. Ford , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager/member OF Pacific Springs Investment L.L.C., A UTAH L.L.C AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/9/2020

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY

MY COMMISSION No. 686717

FRONNIALA B. KOFORD
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS ROADWAY DEDICATION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PERPETUAL USE OF THE PUBLIC THIS 30 DAY OF November, 2018.

MAYOR OF EAGLE MOUNTAIN CITY

CITY ATTORNEY

ATTEST:

CITY RECORDER

CITY ENGINEER

16356

QUESTAR GAS COMPANY

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

Approved this 27 day of November, 2018. Questar Gas Company

By

Title gas account svp rep

ROCKY MOUNTAIN POWER

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

11/27/18
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

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

11/27/18
DIRECT COMMUNICATIONS DATE

ROADWAY DEDICATION PLAT

SOLO STREET

ENT 113467:2018 Map # 16356
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Nov 30 3:02 pm FEE 0.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE= 1"=30

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY - COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 11/20/18 STATE OF UTAH	FRONNIALA B KOFORD NOTARY PUBLIC-STATE OF UTAH COMMISSION # 686717 COMM. EXP. 01-17-2020	PROFESSIONAL ENGINEER No. 285252 CHRISTOPHER TOND TRUSTY 11-29-18 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

DEC 1-6-2N TU-038

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

February 2, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – ELECTRONIC MEETING VIA LIFESIZE

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; and Robert Ballif, Engineering Assistant.

Mayor Westmoreland called the meeting to order at 4:07 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Scarlet Ridge Estates Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment

Planning Manager Pete Kane presented the item. The subject property is 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 an increase in aesthetic appeal by adjusting lot widths and including curved roads. A preliminary plat, rezone, and General Plan amendment have also been submitted. Based on the City Council work session on January 19, 2021, the applicant has submitted a revised preliminary plat and park concept plan.

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

DRAFT

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's revised preliminary plat matches the staff recommendation, setting Tiffany Lane as a collector road along the northern edge.

The revised preliminary plat proposes a mix of 215 residential lots with four one-acre lots and 211 half-acre lots. The original plan called for five retention areas. Staff recommended utilizing other low impact development methods to reduce the number of retention areas. The revised plan results in three 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 Phase 3.

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 park distance requirement. The application identifies the development to be constructed and platted in seven phases. Staff recommends a number of changes to improve the usability and care of the park. The applicant has revised the plan based on those recommendations. One final recommendation is to relocate two trees currently depicted within the basketball court.

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. As requested, the applicant has revised the plans to incorporate half-width dedications for a 53-foot right-of-way on the eastern and southern edges of the property. 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. As requested, the applicant has revised two of the street names so as not to conflict with already used or approved street names in the City. "Jordan Road" and "Jordan Lane" are proposed within the plat, one of which will need to be renamed.

The Planning Commission held a public hearing on the requests on January 12, 2021, and unanimously voted 4 to 0 with one absentee to recommend approval of the master development plan request 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. Consideration of utilizing park strip drainage, swales, or other low impact development method in place of multiple retention areas; and
4. Incorporation of the half-width of the east and south collector roads.

Applicant representative Ryan Kent stated the incorporation of the 53-foot right-of-way for the requested road widths along the eastern border reduced the acreage of the one-acre lots. He said

the lots are just under one acre. The reduction in the lot sizes has disadvantaged them from being able to list one-acre lots in their advertising. The north-south collector and Airport Road create double frontage for the eastern lots located between the roadways and a one-mile straight road that encourages increased speeds. He said their traffic studies indicate the road to the north-south collector that runs along the east side of the project are not merited and could be reduced. He suggested for the location of the eastern portion of the north-south collector to be determined and installed by the developers of the properties to the east and south of the project to enable the adjacent curvature of the road through their developments rather than the applicants installing a straight collector along the boundary between the developments.

Councilmember Gray stated that he had not been present at the previous work session to be able to provide feedback on the project. He stated that the General Plan designates the property as Agricultural Rural Density Two and his preference would be to rezone the entirety of the property to the RD1 zone which requires a one-acre minimum lot size, and he expressed concern that the project only had four one-acre lots. He recommended for the applicant to return with a new plan that incorporates more one-acre lots before determining road sizes and locations. He feels the plan is not in harmony with the General Plan.

Mr. Kent reiterated that prior to increasing the road width as requested, the project had 27 one-acre lots. He suggested allowing them to reduce the road width to a residential road to increase the lot sizes and to remove the need for the collector road by reducing density in the area.

Applicant representative Joseph Darger agreed that they desire to develop the one-acre lots. He said the Transportation Plan indicating the placement of a collector road to the east was prior to the current General Plan that reduced the intended density in the area and the need for a collector road. He said the lot sizes were based upon the feedback they received last fall from the Planning Commission and City Council.

Councilmember Gray expressed concern that the project did not include more lots close to or over an acre in size. He said that reducing the number of homes would decrease traffic in the area and the need for collector-width roads.

Councilmember Curtis expressed concern that the applicant requested the higher end of the allowable density in the area while also desiring a reduced road width. The Agricultural Rural Density Two General Plan designation permits the RD1 zone with a minimum one-acre lot size and the RD2 zone with a minimum half-acre lot size. He suggested dividing the acreage in half and approving RD1 zoning for 50 percent and RD2 for the other 50 percent of the project.

Councilmember Love stated that she believes the collector road width is merited due to future development to the east of the project. She said that the applicant can amend their plan to address the double frontage concern.

Councilmembers Clark and Burnham concurred with the concerns regarding the lot sizes.

Mr. Kane recommended against transferring the responsibility of installing the collector road to the adjacent property owners. The road is noted in the Future Transportation Map and has been

included in staff discussions with the applicants and should have been a consideration in the planning of this project.

Councilmember Love stated that she agrees with Commissioner Wells' comments during the Planning Commission review that playground structures would be a greater benefit to the residents than seven pavilions and ten picnic tables.

Councilmember Gray noted the differences in the intent and purposes between the RD1 and RD2 zones in relation to rural and suburban characterized neighborhoods and animal rights. He advocated for a greater variety of lots and lots sizes between one-half and one-acre. He inquired if the Council desired to approve the Equine Overlay zone for the half-acre lots.

Mr. Kane verified that the Equine Overlay has not been requested for this zone by the applicants.

Discussion ensued regarding the desired density for the area in relation to the General Plan and potentially approving the Equine Overlay zone for the development and clarifying the allowances and purpose of the Equine Overlay zone in relation to compatible uses regarding animal rights.

Mr. Kent concurred with the recommendation of applying the Equine Overlay zone for the development. He said that the development includes a variety of lot sizes.

Mr. Kane verified that the average lot size is .59 acres, or 25,000 square feet, and that the width of the road has remained consistent during their discussions with the applicant and had not been increased from a previous agreement.

Councilmember Love identified lots in the project that are between one half and one acre. She stated that although she understands the desire for more large lots, the lot size reductions due to the road width and other factors are minimal, and she believes the proposed project represents the desired use for the area.

Mr. Kent requested clarification regarding the specific direction desired by the City Council.

Councilmember Curtis stated that in order to meet the intent of the land use designation, the project requires a reduction in lots to accommodate larger lots; however, he prefers not to stipulate a specific number of lots of a particular acreage. He desires to reach a compromise with the applicant to achieve the right balance. If the variety of lots is not obtainable with RD2 zoning, the Council approving RD1 zoning for the development would require all one-acre lots or greater.

Mr. Kent stated that the previous recommendation had been to mix the one-acre lots in with the smaller lots and to use larger lots to transition to the foothills area. A combination of lot sizes is a better planning practice than creating a single area of one-acre lots.

Discussion ensued debating the desired number of one-acre lots for the project.

Assistant City Administrator/Community Development Director Steve Mumford inquired regarding the location of the one-acre lots in relation to the adjacent Foothill Residential area that

requires an average lot size of a half-acre with a minimum lot size of a quarter-acre, so the placement of the one-acre lots along the eastern edge might not be the most desirable option. He stated that the Equine Overlay would only be necessary and appropriate should the half-acre lots be intermingled with larger lots with animal rights.

Councilmember Burnham advocated for an increase in the number and variety of lot sizes above a quarter-acre; however, she did not have a preference regarding the location of the various lot sizes within the project.

The meeting was recessed from 5:16 p.m. to 5:30 p.m. to address technical difficulties.

2. AGENDA REVIEW

10. AUDIT

10.A. FY 2020 Audit – Acceptance of the 2020 Fiscal Year Audit – Ron Stewart

Certified Public Accountant Ron Stewart with Gilbert and Stewart presented the item. He explained the purpose and process of the financial audit.

The audit findings concluded that, "In our opinion, the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2020, the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America."

The evaluation of the internal controls determined that some of the reconciliations were not completed in a timely manner and had been impacted by changes in staff and management, as well as the pandemic. Gilbert and Stewart determined the incident to be a one-time isolated event and staff is taking steps to better implement controls.

State law compliance evaluations determined, "in our opinion, Eagle Mountain City, complied, in all material respects, with the state compliance requirements identified for the year ended June 30, 2020."

The audit found the expenditures of the City exceeded the budget primarily in special improvement district funds. Their recommendation is for the City to monitor and employ year-end adjustments as necessary to cover expenditures.

Mr. Stewart verified that the findings and concerns have been sufficiently resolved. As the issues arose from mitigating circumstances, they are unlikely to reoccur.

Councilmember Clark stated her appreciation for and support of staff efforts and their determination to address and resolve concerns that arise.

DRAFT

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Enacting Chapter 17.49 Wildlife Corridor Overlay Zone.

Mr. Kane noted that during the January 19, 2021 work session, concerns were raised regarding density transfer and presented potential edits to the amendment to address the concerns. Geographic Information Systems mapping determined the proposed area for the wildlife corridor encompasses 1,342.92 acres and the ridgeline protection areas encompass 192.66 with 41.48 acres of overlap between the wildlife corridor and the ridgeline areas. The proposed location of the wildlife corridor includes the following totals for each General Plan Land Use Designation: 1,177.34 acres (88% of the total proposed location) of Parks and Open Space, 35.26 (3%) Agricultural/Rural Density Two, 44.62 acres (3%) Business Park/Light Industry, 44.14 (3%) Neighborhood Residential One, 24.53 acres (2%) Agricultural/Rural Density One, and 17.25 acres (1%) Foothill Residential.

Councilmember Curtis expressed concern regarding land rendered unbuildable by the Wildlife Corridor Protection zone in addition to the previously approved Ridgeline Protection Overlay zone in relation to density transfer and zoning approvals which could increase density in the City.

Mr. Kane stated although he recognized Councilmember Curtis' concern as a possibility, developers rarely petition for land with a Parks and Open Space land use designation to be rezoned to buildable land. Generally, rezone requests are made to increase density on buildable land.

Councilmember Burnham expressed concern that the inclusion of verbiage indicating the possibility of density transfer in the standards would encourage the petitioning of increasing density as the standard negotiation for land dedication for the wildlife corridor. She suggested that the standards include the willingness of the City to entertain negotiations with developers to obtain land for the corridor without specifying density transfer.

Mr. Kane noted the proposed standards include a provision for parks and open space credit in exchange for the application of the overlay and that density transfer could be allowed by the Council when deemed appropriate and desirable, even if the standards do not include language regarding density transfers.

Councilmember Clark advocated for the exclusion of language specifying density transfer to allow flexibility to implement various tools on a case-by-case basis. Councilmember Gray concurred with the inclusion of nonspecific standards to allow a variety of options.

Councilmember Curtis stated his desire to be reasonable without being overly aggressive and onerous. He said that as more information is available, the standards can be adjusted to still allow developers to utilize the majority of their land. He suggested amending the verbiage to state that other exchanges of value may be implemented by the Council on a case-by-case basis.

DRAFT

Discussion ensued regarding the desired verbiage to include in the standards regarding potential awards to developers in exchange for the application of the overlay.

Mayor Westmoreland noted that the corridor also encompasses wash areas in the City that are unbuildable land.

Mr. Kane verified that the acreages and percentages represent land use designations and include both buildable and unbuildable land such as wash areas. The process of applying the overlay to the applicable areas will include details and consideration regarding buildable land.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed session for the purpose of discussing the professional competency of an individual pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 6:09 p.m.

7:00 P.M. POLICY SESSION – VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:20 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Free meal pickup for seniors ages 60 years and over is offered each Monday and Wednesday at the Senior Center until further notice. For details, please visit the City website.
- Utah County Health Department is managing COVID-19 vaccine distribution for Utah County residents. You may sign up for text or email alerts by texting UCHEALTH to 888777 to receive notification of when appointments are available and who is eligible. If you have a question or need help registering for your appointment, call the COVID-19 hotline at 1-800-456-7707. The hotline has language and translation services in more than 100 languages, including Spanish.
- The health department is also seeking medical and non-medical volunteers to assist with vaccine administration. Please visit their website for details.
- The City offices and Library will be closed on Monday, February 15, 2021, in observance of the Presidents Day holiday.

DRAFT

To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:23 p.m.

Jason and Kerry Allen submitted the following email: "We recently went to the Eagle Mountain Library for the first time a few weeks ago. You probably were already aware, but the staff and library are wonderful! We were instantly greeted by very friendly staff. They helped us quickly get our library cards and gave us a quick tour. We were excited by the large variety of services provided. We just wanted to pass along our great experience. The more we get to know our new home of Eagle Mountain, the more we continue to be amazed at how awesome the city is!"

Barbara Brooks submitted the following email: "I feel the Mayor, the City Council members along with the Eagle Mountain Planning Commission need to take a long hard look at what their decisions are doing to this beautiful area that we CHOSE to live in. Past decisions have already started moving this area into a negative direction and once the damage is done, it can't be undone. We have watched as wide open fields have disappeared under countless of single family homes and soon to be even more multiply family buildings. We have had two (2) new roads put in for both Facebook and Tyson Foods. The residents in that area were never contacted or advised. The city has allowed these roads which has not only put livestock and humans at risk, but has also displaced the many birds, pronghorn, rabbits and coyotes. I know this because I live in that once desolate road that had all of these wonderful things. Now we loud semitrucks, speeding vehicles flying down these roads, vehicles running the stop signs. All of this at all times day and night and many times as people, many of these are children, are in the arena within inches of the road because they road was incorrectly placed to close. Due to the closeness of the road a speeding car or road conditions could potentially cause great harm to the many horses or humans on our property. The original Pony Express trail is is now gone along with all markers of what was once a great historical area and place to live. We will soon lose all of our open fields, sounds if nature and beautiful mountain views. We are now moving towards being nothing more than an overcrowded concrete jungle. I beg of you to reconsider taking away the very reason that so many of us chose to make Eagle Mountain City Center our home! Please make my comment public."

Mayor Westmoreland closed public comment at 7:24 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

<u>Mayor Westmoreland</u>
Mayor Westmoreland welcomed meeting participants.

<u>Councilmember Clark</u>
Councilmember Clark expressed appreciation to City staff for the presentations and videos presented during the Strategic Planning Conference. She is excited about the future of the City but

DRAFT

also feels the weight regarding her responsibilities as a Councilmember to make decisions and regarding the impact of those decisions on residents.

Councilmember Gray
Councilmember Gray thanked the meeting participants. He is excited about the new liaison assignments and expressed appreciation to City board members for their service. Strides Pediatric Therapy has invited the Councilmembers to attend a ceremony commemorating the awarding of a grant to assist with their equine therapy efforts.

Councilmember Curtis
None.

Councilmember Love
Councilmember Love echoed Councilmember Clark's gratitude regarding the Strategic Planning Conference.

Councilmember Burnham
Councilmember Burnham recognized the late Wyatt Page for his love and service in association with his Comfort Bundles charity. She presented his parents, Emily and Doug Page, with a token of appreciation from the City.

9. APPOINTMENTS

9.A. Cemetery Advisory Board

MOTION: ***Councilmember Love moved to appoint Corbin Wade to the Cemetery Advisory Board for a one-year term. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

9.B. Military and Veterans Advisory Board

MOTION: ***Councilmember Curtis moved to appoint Brett Edwards to the Military and Veterans Advisory Board for a three-year term. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Curtis moved to appoint Jason Haskell to the Military and Veterans Advisory Board for a one-year term. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Curtis moved to appoint Jonathan Love to the Military Veterans and Advisory Board for a one-year term. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark,***

Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

9.C. Parks and Recreation Advisory Board

MOTION: ***Councilmember Clark moved to appoint Bettina Cameron to the Parks and Recreation Advisory Board for a three-year term. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Clark moved to appoint Michael Johnson to the Parks and Recreation Advisory Board for a three-year term. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Clark moved to appoint Craig Morris to the Parks and Recreation Advisory Board for a three-year term. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

9.D. Youth Council Advisor

MOTION: ***Councilmember Gray moved to appoint Tyler Shimakonis as a Youth Council Advisor completing the term through June 2021. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Gray moved to appoint Jennifer Shimakonis as a Youth Council Advisor completing the term through June 2021. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

CONSENT AGENDA

10. AUDIT

10.A. FY 2020 Audit – Acceptance of the 2020 Fiscal Year Audit – Ron Stewart

11. BOND RELEASES

11.A. The Towns at Brylee Farms Phase B, Plat 1 – Into Warranty

DRAFT

11.B. Sunset Ridge Phase A, Plat 6 – Out of Warranty

12. CHANGE ORDERS

12.A. Master Transportation Plan Change Order #1 – Horrocks Engineers

12.B. Water Model Rebuild Change Order #1 – Psomas

13. MINUTES

13.A. January 19, 2021 – Regular City Council Meeting

MOTION: ***Councilmember Curtis moved to approve the consent agenda. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Enacting Chapter 17.49 Wildlife Corridor Overlay Zone.

Planning Manager Pete Kane presented the item. The Eagle Mountain General Plan includes several 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 proposed 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 provide support for and methods by which to preserve wildlife migration routes and habitat in and through Eagle Mountain City.

During the City Council work session on January 19, 2021, the Council discussed the incorporation of language in EMMC 17.49.090(C) to limit the negative impact of recreation vehicles within the corridor. The proposed Municipal Code amendment includes the revised language. The Council can also include an amendment to EMMC 17.49.070(A)(3) to, "Developer may transfer buildable density from overlay zone areas to other areas within the same project to development when the significant buildable property is made unbuildable by this overlay zone, as approved on a case-by-case basis by the City Council."

Mr. Kane expressed appreciation to those who helped initiate, support, and provide guidance, data, and comments on the proposed amendment, including Mayor Westmoreland, the Planning Commission, the City Council, the Eagle Mountain Nature and Wildlife Alliance resident group, the Utah Division of Wildlife Resources, and the U.S. Bureau of Land Management.

Mayor Westmoreland noted that the creation of the Municipal Code standards for the overlay is the first step to create a mechanism for future land designations. He thanked the landowners that have been open to seeing this item move forward, and he noted that the overlay would not be possible without landowner support.

Councilmember Clark requested staff contact Utah County regarding the plans for the unincorporated County property within the proposed wildlife corridor.

Councilmember Curtis expressed concern regarding the proposed language indicting OHV restriction in the narrow points of the corridor that include motorbike, OHV, and all-terrain vehicle (ATV) access points for areas such as Hidden Valley and Turtle Hill. He desires for the standards to permit crossing the corridor year-round to provide for OHV and ATV access to recreational areas in the City, balancing wildlife protection and resident recreation.

Councilmember Love advocated for the standards to only prohibit the use of recreational OHV vehicles during the migration season to allow farming and other purposes year-round.

Councilmember Clark stated that the Planning Commission discussion included concerns regarding enforcement particularly on areas that are located on private property. She asked if the City has the ability to limit activities on private land.

Mayor Westmoreland stated that motorized vehicle prohibition on bike trails primarily relies on self-governance; however, the Sheriff Department is authorized to ensure enforcement, if necessary. He acknowledged that use conflicts are likely to arise and suggested that signage could indicate proper usage. Discussions with the impacted interest groups could assist with determining and resolving noncomplimentary usage concerns and issues.

Councilmember Clark stated that the Planning Commission's recommendation to change the verbiage from “prohibit” to “regulate” OHV use allows for some leniency and suggested signage to inform the public of regulations. She inquired how such issues are addressed in State and National parks.

Shane Hill with the Utah Division of Wildlife Resources (DWR) stated that most State land they manage has prohibitions of motorized recreation other than in association with hunting. One of their properties has seasonal closing for mountain biking due to wildlife activity.

Mayor Westmoreland opened public comment at 8:16 p.m.

Ms. Kofoed stated that the City received emails expressing support for the wildlife corridor from the following people: Anjanel Larsen, Barbara MacDonald, Bettina Cameron, Cameron Jensen, Christopher Loch, Craig Whiting, Curtis MacDonald, Daniel Cockayne, DeLin Anderson, DeNae

DRAFT

Anderson, Denise Hickman, Elinor Bryant, Haley May, Heather Fausett, Heather Swanger, Jacinda Montano, John Orgill, Kandi Scattolon, Kate Bullock, Kathleen Densley, Lisa Miller, Maria Schleicher, Mark Lindsay, Mary Kunz, Melissa Browning, Michael Innocenti, Misti Isham, Morgan Hagey, Nicole Lawson-Call, Nicole Lopez, Patricia Sagastume, Riley Peck, Robert Burgon, Shawn Herrera, Susan Benson, Suzanne Lindsay, Tina Hollingshead, and Whitney Vizcarra.

Mr. Hill expressed appreciation for the efforts of City staff, the Mayor, and tenacious residents in preparing the proposal. The DWR supports the creation of the Wildlife Corridor Overlay Zone. He explained that the wildlife corridor will benefit both the wildlife and the residents by reducing conflicts such as vehicle collisions, destruction of property, and dangerous interactions. DWR biologists usually attempt to resolve such conflicts in a reactionary capacity. The preservation of a contiguous wildlife habitat is a proactive, preventative measure. He believes that Eagle Mountain is setting an example that other cities in the nation will hopefully follow. He expressed the commitment of the DWR to support conservation efforts in Eagle Mountain. The DWR has partnered with groups including the Bureau of Land Management, The Mule Deer Foundation, biologists, and volunteers to study wildlife movements in Cedar Valley. They have received public grant funding to install wildlife fencing with escape ramps along Wride Memorial Highway, enhance wildlife detection equipment to reduce vehicle collisions, and to enhance and beautify the landscape by replacing invasive weeds with native shrubs, grasses, and trees in the corridor to encourage wildlife use. The approval of the overlay will increase the ability to apply for and receive grants to assist with wildlife preservation efforts.

Ms. Cameron co-founder of the Eagle Mountain Nature and Wildlife Alliance recognized the following members of the wildlife hobbyist group: Marian Burningham, Kevin Burningham, Shon Reed, Jen Whelp, and Trista Torson. She recognized the liaison contributions of Craig Whiting for assisting the group with real estate concerns and Mike Kieffer for posting articles about the group on his blog. She said that the overlay would not impact existing trails and only prohibits the construction of new trails in the narrow portions of the corridor. She suggested amending EMMC 17.49.090(C) to include "and private landowner use," to permit property owners to use OHVs on their land year-round. She clarified their intention is to restrict recreational use during migration seasons. She expressed appreciation for previous City standards and efforts that assist with making the corridor a possibility and recognized State officials and government agencies that have supported the corridor efforts. The wildlife corridor will provide additional educational, recreational, and funding opportunities. She said the decision of the City Council regarding certain topics are crucial for the success of the corridor and noted the materials submitted by their group with their recommendations to include in the approval.

Mayor Westmoreland closed public comment at 8:32 p.m.

Councilmember Curtis noted that all parties involved desire to promote conservation efforts within the City; however, they might disagree on some of the details. He said that he had been clear from the beginning of discussions regarding the wildlife corridor, that although he supports the corridor creation, he is against density transfer as a method for securing land for the overlay.

Councilmember Gray inquired if grant funds for the projects along Wride Memorial Highway could be used to purchase land in the corridor.

Mr. Hill stated that the current grant funding has been fully allocated to existing projects. He reiterated the approval of the overlay would qualify the City to be able to apply for applicable conservation grant funding.

Mayor Westmoreland stated that it appears all parties are in agreement that density transfer is the least desirable method to utilize for obtaining land for the overlay and would only be considered if other avenues proved unviable.

Councilmember Gray expressed concern regarding restricting OHV use on existing trails. Rather than prohibit OHV usage during migration season, he suggested the installation of signage to require reduced speeds where trails cross the corridor.

Councilmember Curtis stated that etiquette dictates that OHV use should be limited to trails, but the requirement should also be codified for all areas in the City. He recommended allowing recreational use of the corridor on established trails, including trail crossings during migratory seasons.

Councilmember Love suggested amending EMMC 17.49.090(C) to include the verbiage proposed in Ms. Cameron's email to the City Council, "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."

Councilmember Burnham noted that EMMC 17.49.090(B) regarding sensitive areas may make Section 17.49.090(C) superfluous.

Ms. Cameron noted that grant funding to purchase land within the proposed overlay is not guaranteed and privately owned land with vested rights within the proposed corridor represents millions of dollars of property. She requested the Council consider the future development of the City when making decisions regarding corridor usage and funding options.

Discussion ensued regarding OHV usage and corridor crossing allowance, debating and clarifying the desired verbiage to include in the proposed amendment.

Councilmember Curtis recommended removing the section containing language regarding density transfer.

Councilmember Burnham suggested retaining the section and amending the verbiage to indicate that the City may utilize other tools to aid in the application of the overlay on a case-by-case basis without specifying density transfer.

Councilmember Clark concurred with Councilmember Burnham's recommendation.

DRAFT

Discussion ensued clarifying and determining the desired language for the changes to the amendment.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain, City, Utah, amending the Eagle Mountain Municipal Code, enacting Chapter 17.49 Wildlife Corridor Overlay Zone with the following changes:***

1. ***Replace Section 17.49.070(A)(3) 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;" and***
2. ***Replace Section 17.49.090(C) with "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."***

Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

Mr. Kane verified that the City will generally initiate the application of the Wildlife Corridor Overlay zone on properties and would inform the impacted property owners to begin negotiations.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning Certain Lands known as Brylee North.

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

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis stated he will provide Councilmember Gray with information regarding the library boxes project in conjunction with the Eagle Mountain Arts Alliance; the City Attorney will review the agreement.

Councilmember Love

Councilmember Love verified that she has been receiving invitations to the Eagle Mountain Chamber of Commerce events and will contact Councilmember Curtis with any follow up questions.

DRAFT

Councilmember Gray
Councilmember Gray asked about the City's plans for Pony Express Days.

City Administrator Paul Jerome stated that staff is exploring options for Pony Express Days depending upon future conditions and State guidelines.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn the meeting at 9:23 p.m. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 9:23 p.m.

Approved by the City Council on February 16, 2021.

_____

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 16, 2021**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning Certain Lands known as Brylee North.
ITEM TYPE:	General Plan Amendment and Rezone
FISCAL IMPACT:	
APPLICANT:	Randy Smith (Fieldstone Homes)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
"Employment Center/Campus" and "Neighborhood Residential Two"	Commercial	22 acres	Brylee North

PUBLIC HEARING:
Yes

PREPARED BY:
Pete Kane, Planning

PRESENTED BY:
Pete Kane

RECOMMENDATION:
Staff recommends that the City Council adopts an Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning for the Parcel know as the "Brylee North" for the reasons set forth in the staff report and in the meeting and with any conditions added by the Council.

BACKGROUND:
The subject property is about 22 acres in size and located on the west side of Eagle Mountain Boulevard and north of the Brylee Farms development. Brylee Farms (to the south) includes a townhome development phase directly adjacent to the subject property that would fall under the current zoning designation of MF1 (it was approved under the previous city code of Tier III multifamily). The properties to the west and north are currently zoned Agriculture but have a future land use designation of Employment Center/Campus. To the northeast and east, the property is zoned Commercial Storage with a commercial self-storage project approved. The land to the southeast has been approved as a single-family development (Sage Park) under the previous city code, but would fall in the R3 current zoning designation.

The subject property is currently zoned Commercial, as approved by

City Council on May 15, 2018. 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. The subject property currently has a future land use designation of Employment Center/Campus on about 14.3 acres of the property and Neighborhood Residential Two on the remaining 7.7 acres. The general plan amendment requests changing the future land use designation to Regional Commercial on about 10.63 acres of the property and Neighborhood Residential Three on the remaining 11.4 acres.

ITEMS FOR CONSIDERATION:

TRANSPORTATION

Desert Willow Drive ends at Eagle Mountain Boulevard just east of the subject property. It is a collector road identified on the Transportation Master Plan Map and separates the approved commercial storage development and Sage Park. Based on the City's future land use designation of the property to the west of the subject property as Employment Center/Campus, staff has recommended that the Desert Willow Drive be continued through the subject property. Previously, staff recommended that this road be a collector road and added to the applicant's general plan amendment request. After further review and discussion, staff has determined that a request for a collector road at this location should not be part of the application/ordinance and instead will be evaluated as part of the Transportation Master Plan update currently underway for the entire city.

REZONE COMPATIBILITY

EMMC 17.60.160 establishes the appropriate zone transitions and compatible adjacencies. Based on development to the south (Brylee Farms Townhomes) which is equivalent to the current zoning district of MF1, the requested zoning of MF2 and CR are compatible zones. The property to the west has been identified for possible commercial use by the property owner/applicant in previous concept plan submissions (B&H Land Holdings). The majority of the land to the east is zoned Commercial Storage (CS). The requested CR zoning along Eagle Mountain Boulevard opposite this CS zone would be compatible. To the southeast, a portion of Sage Park is opposite the subject property and its zoning would be equivalent to the R3 zone. The Commercial Neighborhood (CN) zone is the only commercial zoning district that is compatible as an adjacent zone to the R3. The

Council may find that the distance created by the minor arterial Eagle Mountain Boulevard creates a buffer and separation between these two developments.

REZONE REQUEST

In addition to the zone compatibility, the usability of the requested zoning districts on the portions of the subject property should be considered. The applicant has requested a CR zoning designation for the land directly along Eagle Mountain Boulevard with a minimum depth of about 270 feet. The potential lot layout in the zoning application demonstrates an average lot size of about 1.5 acres. The CR zone is typically used for large retailers such as large grocery stores and big box retailers. Given the proximity of the subject property to the future freeway just to the north, a CR zone may be appropriate but the depth of the zone may not be enough to attract a larger retailer or grocer.

The following uses are allowed in the CR zone as opposed to the CC zone: check cashing and deferred deposit lenders (as a special use), construction and equipment sales/rental, flex office/retail/warehouse, large/regional grocery store (> 75,000), hospital, pawn shop, plasma/blood collection, race tracks (as a special use), and regional retail sales (> 55,000 sf).

GENERAL PLAN AMENDMENT

The requested future land use designations are appropriate land uses based on the applicant's requested rezoning. If the Council determines any modifications to the rezone designations is necessary, it may be necessary to also revise the general plan land use designations in the amendment.

AMENDMENT EFFECTS

Based on the current land use designation on the subject property, 65% is set for Employment Center/Campus (commercial) and 35% as Neighborhood Residential Two (the RC and MF1 residential zones). The applications would shift this land use by reducing the commercial use to 48% and increasing the residential use to 52%. It should be noted that the MF2 zoning district is identified in EMMC 17.60.160 as a compatible zoning district for the Regional Commercial land use designation.

DEDICATION TO CITY

The applicant has been working with the City on a plan to dedicate one of the central commercial parcels along Eagle Mountain Boulevard within the subject property to the City. This would allow the City to direct the potential development and use on that particular parcel.

REQUIRED FINDINGS:

Rezone applications are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a rezone application can be found in EMMC 17.90.060.

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.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the requests on January 12, 2021. The Commission unanimously voted (4-0, 1 absent) to recommend approval of the rezone and general plan amendment requests with the following conditions:

1. The general plan amendment shall include continuing Desert Willow Drive through the subject property (east to west) as a collector (minor).

ATTACHMENTS:

ORD--Brylee North General Plan Amendment and Rezone
General Plan Map Amendment Exhibit
Rezone Exhibit
Existing Conditions
Compatibility Statement
Development Opportunities
Multifamily Concepts

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN AND REZONING CERTAIN LANDS KNOWN AS BRYLEE NORTH

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the land use element of the General Plan and to rezone certain lands known as Brylee North, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the land use element of the General Plan and the rezoning of certain lands known as Brylee North, as set forth in Exhibit A.

2. The General Plan is hereby amended, and the lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of February, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of February, 2021.

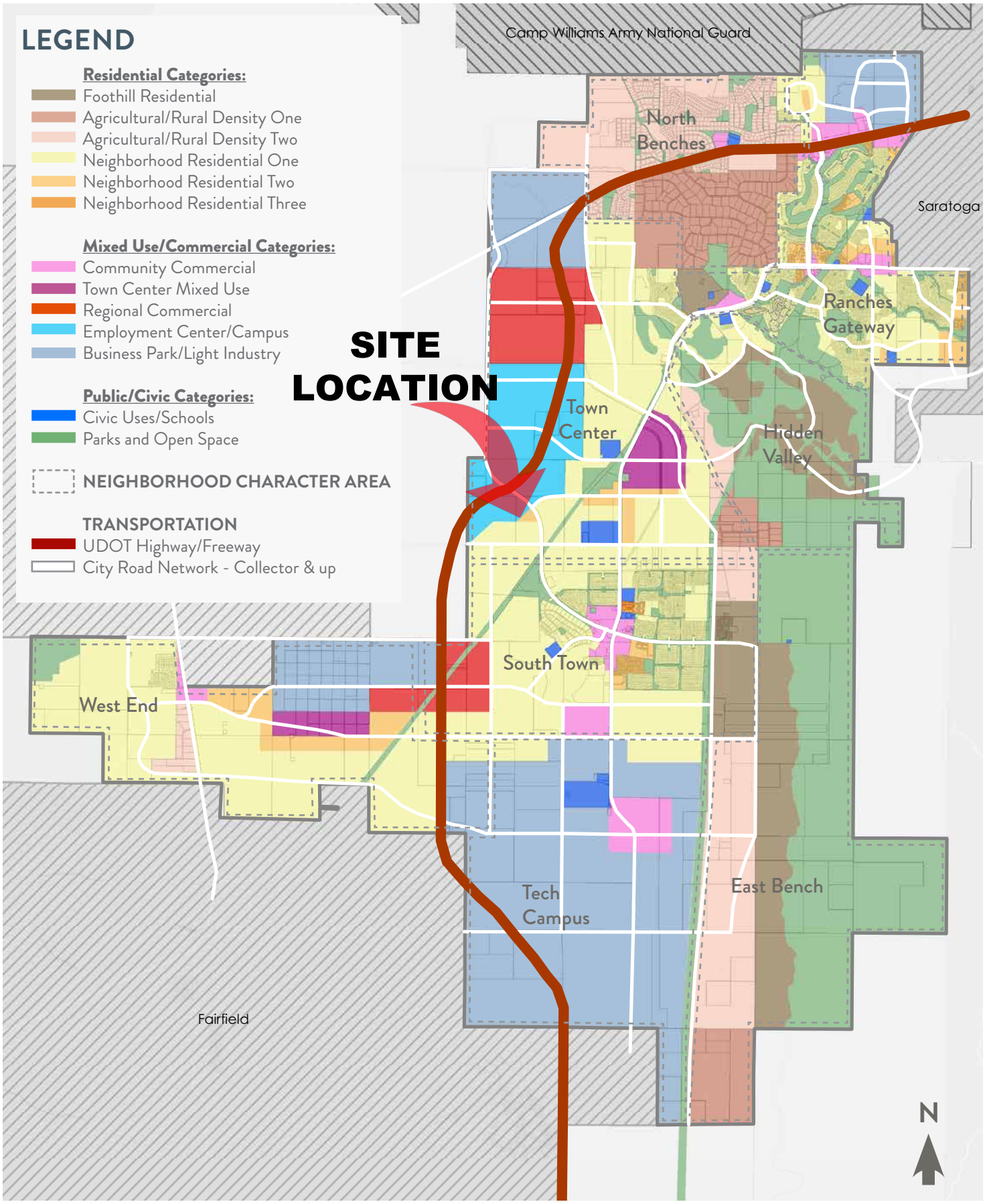
Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A

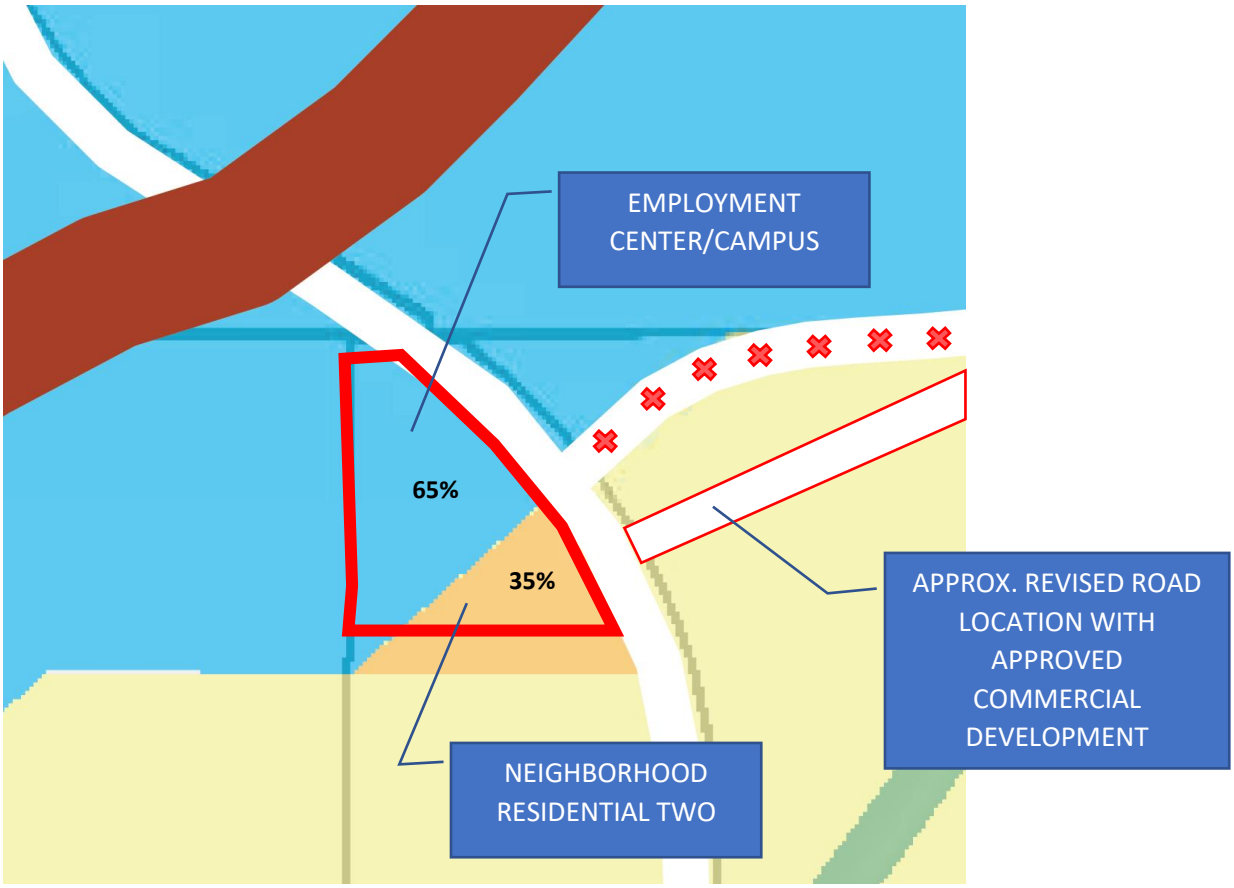
FUTURE LAND USE & TRANSPORTATION MAP



FieldStone HOMES

CURRENT GENERAL PLAN

FUTURE LAND USE MAP



Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three

Mixed Use/Commercial Categories:
Community Commercial
Town Center Mixed Use
Regional Commercial
Employment Center/Campus

CURRENT LAND USE RATIOS

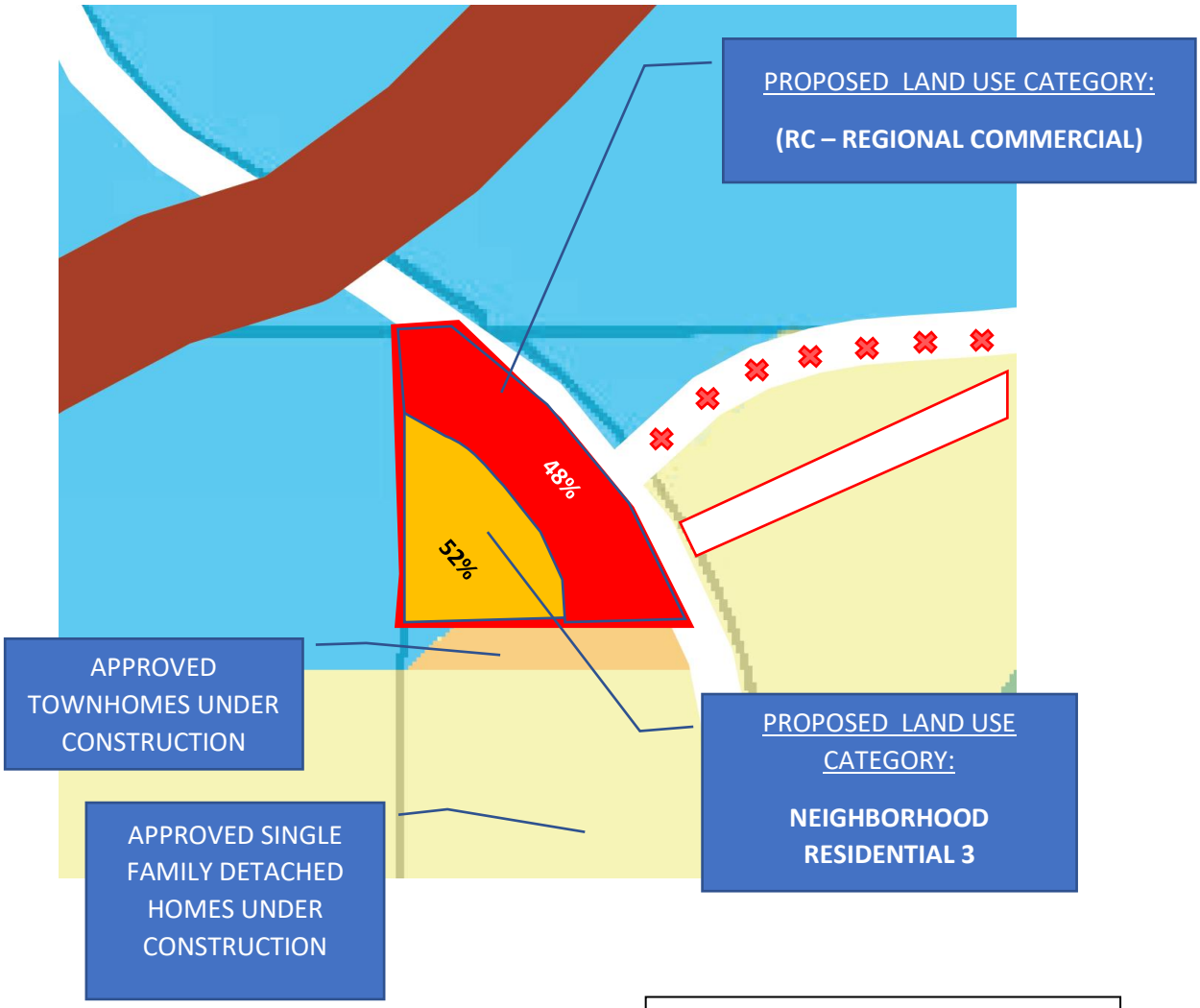
ECC → 65% → 14.3± acres

NR2 → 35% → 7.7± acres

FieldStone HOMES

PROPOSED GENERAL PLAN

AMENDED FUTURE LAND USE MAP



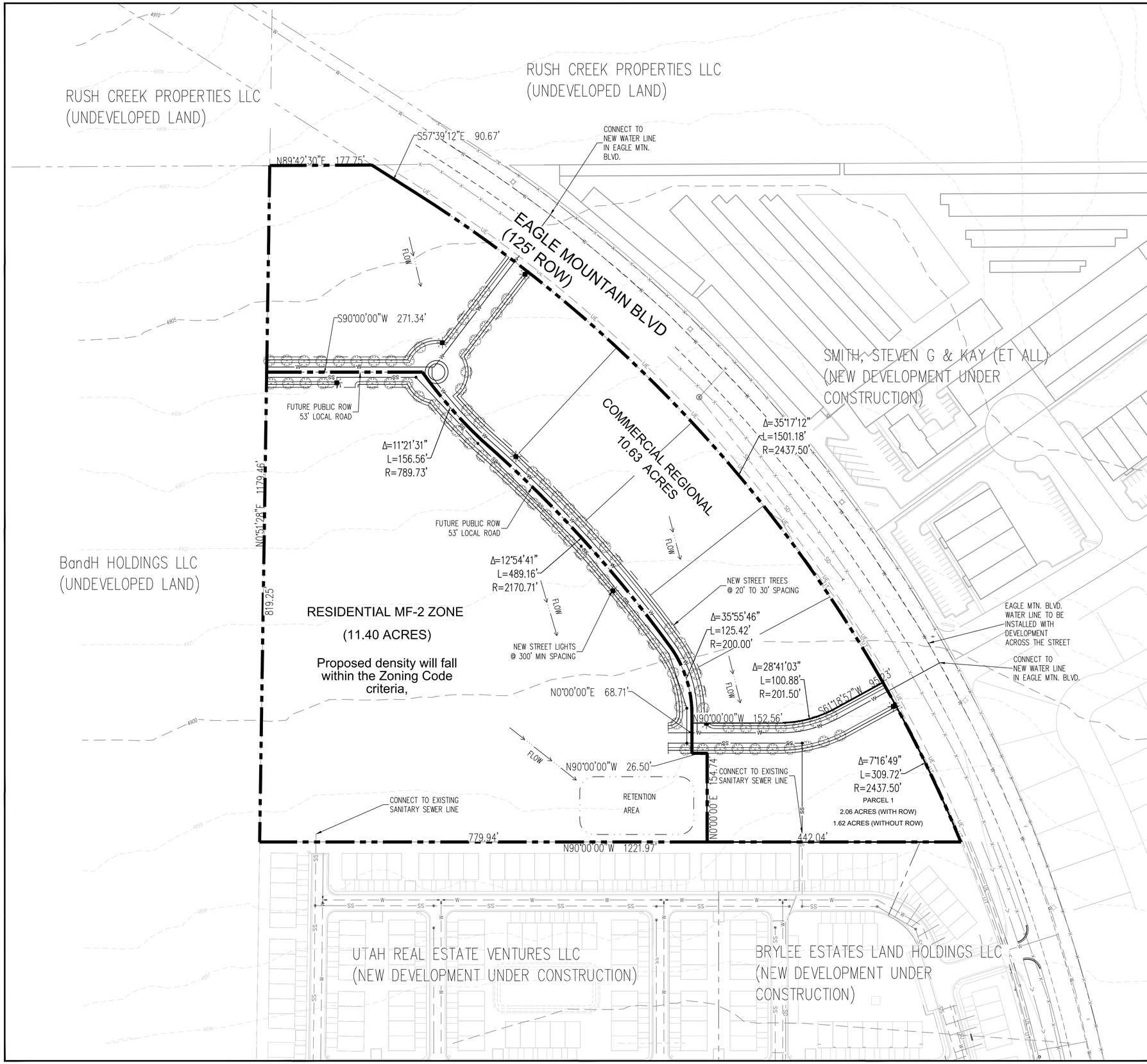
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three

Mixed Use/Commercial Categories:
Community Commercial
Town Center Mixed Use
Regional Commercial
Employment Center/Campus

AMENDED LAND USE RATIOS

RC → 48% → 10.6± acres

NR3 → 52% → 11.4± acres



Date	Engineer	Project Mgr	Sheet
9/21/2020	B Preece	B Preece	1 of 1

100 YEAR RETENTION CALCULATION

CATCHMENT PROPERTIES

Area Composition		Runoff Coefficients	
Hardscape	10.00	Ch	0.85
Building	7.00	Cr	0.9
Landscape	5.05	Cl	0.15
Total Area	22.05	**Composite C**	0.71

Allowable Runoff 0 cfs/acre
Allowed Discharge 0.00 cfs

Time (min)	Intensity (in/hr)	CA	Runoff (cf)	Allowable (cf)	Storage (cf)
5	5.70	15.56	26,603	0	26,603
10	4.34	15.56	40,511	0	40,511
15	3.59	15.56	50,266	0	50,266
30	2.41	15.56	67,487	0	67,487
60	1.49	15.56	83,449	0	83,449
120	0.792	15.56	88,714	0	88,714
180	0.533	15.56	89,554	0	89,554
360	0.272	15.56	91,402	0	91,402
720	0.144	15.56	96,779	0	96,779
1440	0.074	15.56	99,467	0	99,467
					99,467 Cu Ft

DRAINAGE NARRATIVE

THE EXISTING SITE DRAINS FROM NORTH TO SOUTH WITH AN APPROXIMATE 7-FOOT DROP. ALL RUNOFF FROM THE 22.05-ACRE SITE WILL BE RETAINED. THE REQUIRED RETENTION WILL BE 99,467 CU FT USING THE RATIONAL METHOD. THE RATIONAL METHOD INCLUDED THE USE OF RAINFALL INTENSITIES FROM NOAA AND A COMPOSITE RUNOFF COEFFICIENT OF 0.71.

UTILITY NARRATIVE

WATER DEMAND

THE PROPOSED DEVELOPMENT CONSISTS OF APPROXIMATELY EIGHT FUTURE COMMERCIAL SITES, 216 RESIDENTIAL UNITS, 1 CLUB AND A POOL. THE ESTIMATED WATER DEMAND WAS BASED ON INFORMATION CONTAINED IN UTAH ADMINISTRATIVE CODE RULE R309-510. FOR THE RESIDENTIAL UNITS IT WAS ESTIMATED THAT THERE WOULD BE AN AVERAGE DAILY DEMAND OF 400 GALLONS PER DAY PER CONNECTION. THE COMMERCIAL SITES WERE ESTIMATED TO HAVE AN AVERAGE DAILY DEMAND OF 7,000 GALLON PER DAY PER LOT. THE CLUB HOUSE AVERAGE DAILY DEMAND WAS ESTIMATED TO BE 179 GALLONS PER DAY. THE POOL AVERAGE DAILY DEMAND WAS ESTIMATED TO BE 216 GALLONS PER DAY. USING THE VALUE OF 2 FOR THE MAXIMUM DAILY AND PEAK HOUR DEMAND FACTORS THE RESULTS OF THE ESTIMATED WATER DEMANDS ARE SUMMARIZED BELOW.

Total Average Daily Demand	**142,795**	**GPD**
Total Maximum Daily Demand	**285,589**	**GPD**
Total Peak Hour Demand	**397**	**GPM**

THE REQUIRED FIRE FLOW FOR THE DEVELOPMENT WAS ESTIMATED FROM INFORMATION SUPPLIED BY APPENDIX B IN THE INTERNATIONAL FIRE CODE 2018. EACH BUILDING WAS ASSUMED TO BE TYPE V-B. A SUMMARY OF EACH TYPE OF DEVELOPMENT WITH THE ESTIMATED SQUARE FOOTAGE AND FIRE FLOW IS PROVIDED BELOW.

Required Fire Flows (TYPE V-B)		
Type of development	**Square Footage**	**Required Fire Flow (GPM)**
Residential per building (12/bldg)	13,447	3,250
Residential per building (24/bldg)	24,046	4,250
Commercial per building	6,000	2,000
Club House	3,000	1,500

SEWER DEMAND

FOR THE SEWER DEMAND IT WAS ASSUMED THAT IT WOULD BE APPROXIMATELY HALF THE DEMAND REQUIRED FOR THE CULINARY WATER DEMAND WITH THE EXCEPTION OF THE RESIDENTIAL UNITS BEING HELD TO 100 GALLON PER DAY PER UNIT. A PEAK FLOW FACTOR OF 4 WAS ASSUMED. BELOW IS A TABLE SUMMARIZING THE TOTAL AVERAGE DAILY DEMAND AND THE PEAK FLOW.

Total Average Daily Demand	**124,998**	**GPD**
Total Peak Flow Demand	**258.74**	**GPM**

Galloway
1926 W. Pleasant Grove Blvd., Suite B
Pleasant Grove, UT 84062
801.922.1332
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

BRYLEE NORTH
MASTER SITE PLAN &
LAND USE PLAN

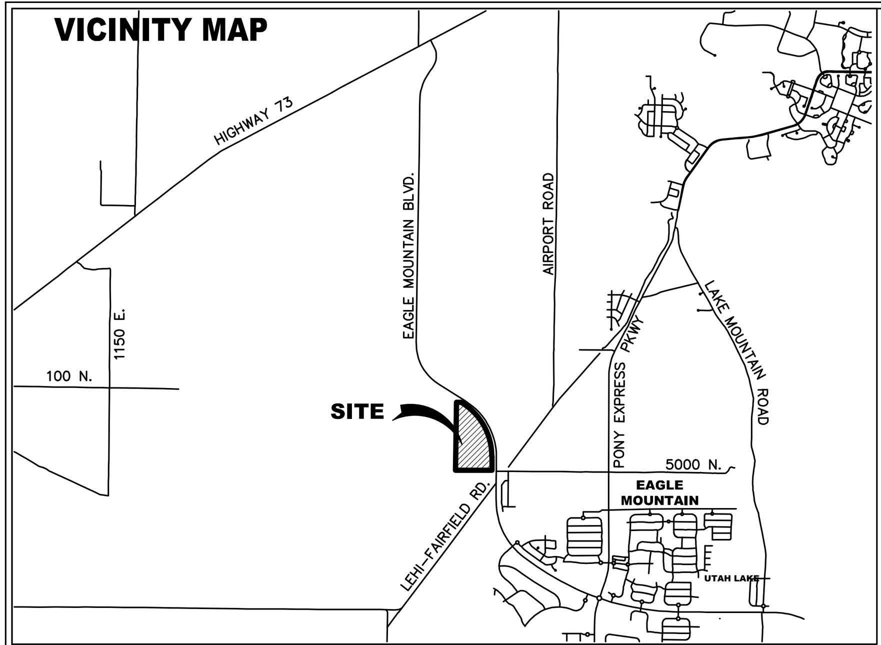
EAGLE MOUNTAIN, UT

#	Date	Issue / Description	Init.

Project No:	
Drawn By:	RCL
Checked By:	BAP
Date:	2020/08/26

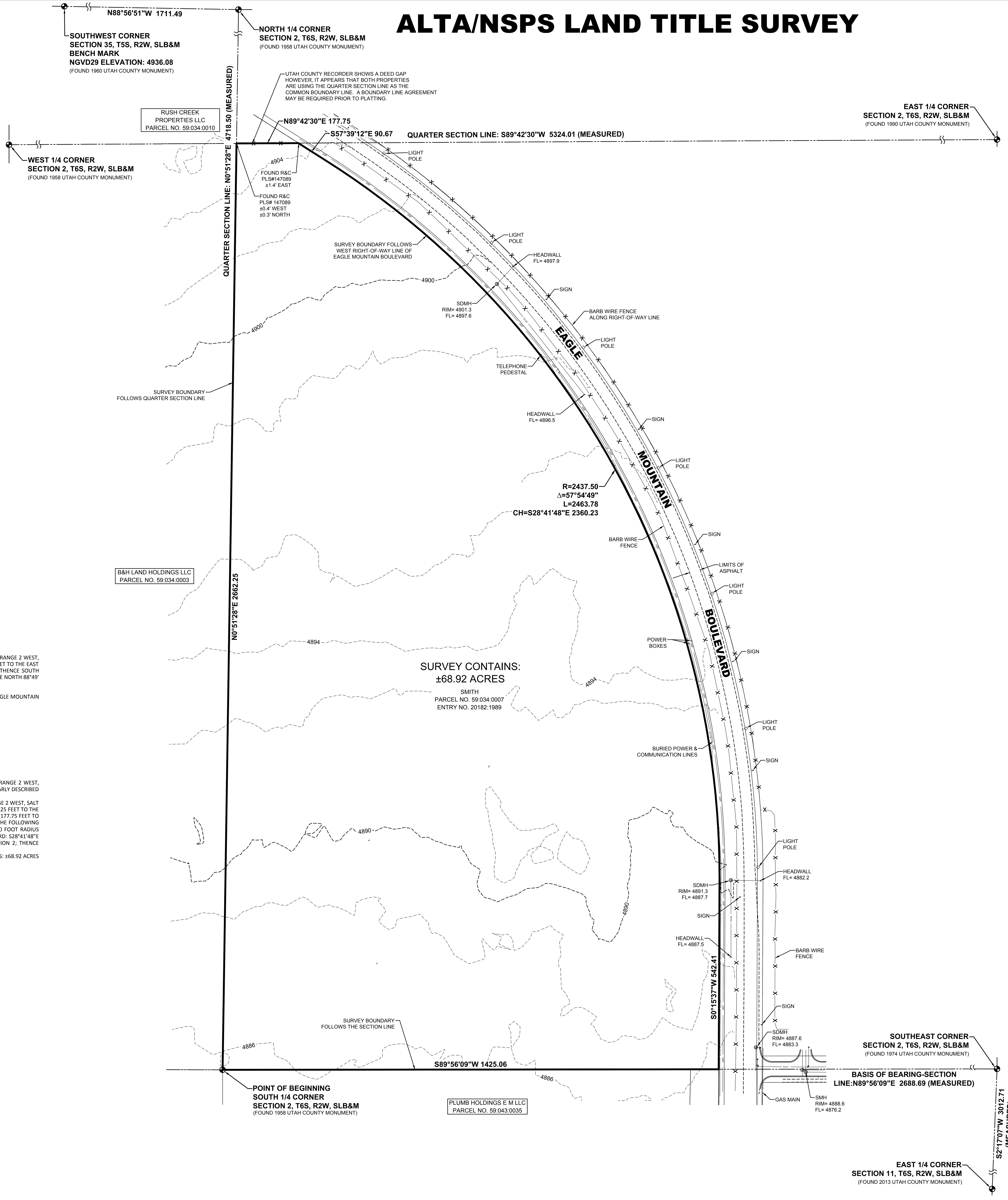
MASTER PLAN

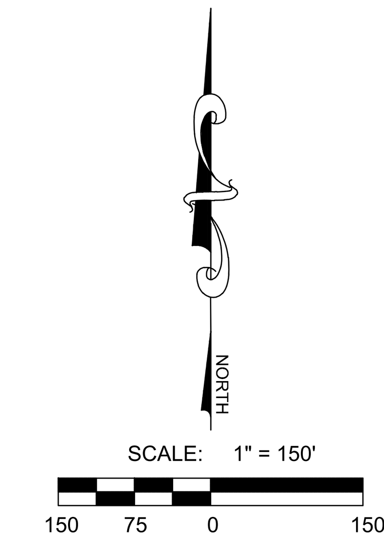
ALTA/NSPS LAND TITLE SURVEY



LEGEND

Symbol	Description
E	EXISTING ELECTRIC BOX
T	EXISTING TELEPHONE PEDESTAL
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MH
⋈	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX





TITLE REPORT DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH ALONG THE SECTION LINE 2683.60 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 88°22' WEST 2662.56 FEET; THENCE SOUTH 0°29' WEST 2662.31 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 88°49' EAST 2639.16 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTION LYING EAST OF THE WEST LINE OF EAGLE MOUNTAIN BOULEVARD.

SURVEYED DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE N0°51'28"E ALONG THE QUARTER SECTION LINE 2662.25 FEET TO THE CENTER OF SAID SECTION 2; THENCE N89°42'30"E ALONG THE QUARTER SECTION LINE 177.75 FEET TO THE WEST LINE OF EAGLE MOUNTAIN BOULEVARD; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: S57°39'12"E 90.67 FEET; THENCE ALONG THE ARC OF A 2437.50 FOOT RADIUS CURVE TO THE RIGHT 2463.78 FEET THROUGH A CENTRAL ANGLE OF 57°54'49" (CHORD: S28°41'48"E 2360.23 FEET); THENCE S0°15'37"W 542.41 FEET TO THE SOUTH LINE OF SAID SECTION 2; THENCE S89°56'09"W ALONG THE SECTION LINE 1425.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±68.92 ACRES

NOTES

1. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is N89°56'09"E along the Section Line from the South 1/4 Corner to the Southeast Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. A Title Report prepared by Meridian Title Company, Commitment No. 259897, Effective Date: February 23, 2018 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on the reliance of said title report. All easements and title exceptions shown hereon are referenced from said report.
5. The benchmark for the topographic information provided hereon is the found 1960 Utah County Monument at the Southwest Corner of Section 35, T5S, R2W, SLB&M with an NGVD elevation of 4,936.08 feet. Contours were generated from an aerial drone survey together with information obtained by conventional survey methods. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
   A. Original and any copies not individually signed and sealed by Surveyor.
   B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
   C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property located in an area where there is no digital data for Flood Zone classifications. Based on a preliminary study this area has been identified as an area where there are no special Flood Hazards.
14. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
    Dominion Energy: John Staples, John Staples@dominionenergy.com
    Direct Communications: Charles Hedelius, charlesh@directcom.com (801)789-2800 (no information provided).
    Eagle Mountain City: Chris Trusty, ctrusty@emcity.org
    Rocky Mt. Power: Joel Simmons: gisdept@pacificorp.com

TITLE REPORT EXCEPTIONS

1-8. *(STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)*
9. *(TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)*
10-15. *(PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)*

SURVEYOR'S CERTIFICATE

To: FIELDSTONE UTAH INVESTORS, LLC, STEVEN G. SMITH AND LEONE KAY SMITH, AND MERIDIAN TITLE COMPANY, and their respective successors and assigns, as follows:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11, 13, 17, 18 and 19 of Table A thereof. The field work was completed on April 23, 2018.

STATE OF UTAH
CHAD A. POULSEN
No. 501182
PROFESSIONAL LAND SURVEYOR
5/17/2018

Chad A. Poulsen, PLS

MAY 17, 2018
Date

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ALTA/NSPS LAND TITLE SURVEY

LOCATION: SOUTHEAST QUARTER SECTION 2, T6S, R2W, SLB&M, EAGLE MOUNTAIN, UTAH

PREPARED FOR: FIELDSTONE UTAH INVESTORS, LLC.

PROPERTY OF: STEVEN G. & LEONE KAY SMITH

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2018-0021
DRAWN BY:	CAP
DESIGNED BY:	CAP
SCALE:	1" = 150'
DATE:	5/17/2018
SHEET	1

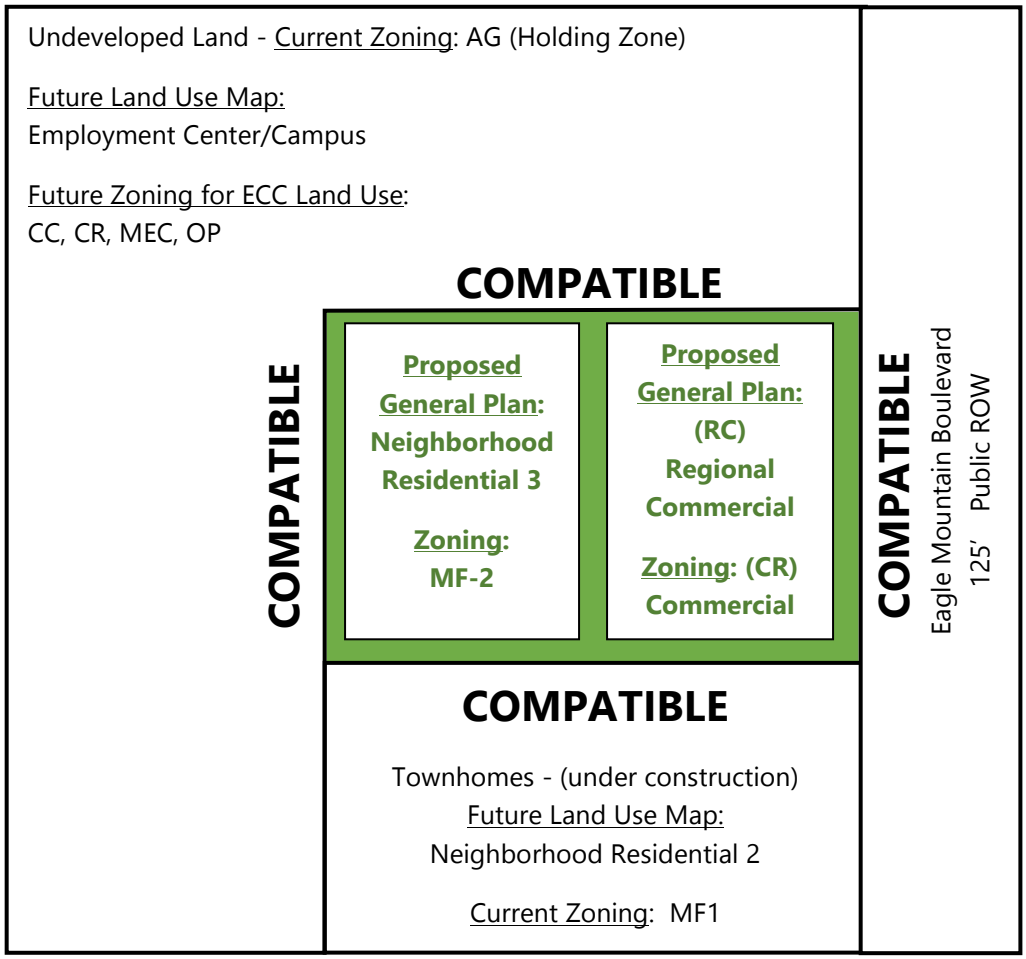
U:\0_LEI PROJECTS\2018\2018-0021 FIELDSTONE SMITH SUBD. - EM\CAD\18-0021 SMITH ALTA SURVEY IN EM.DWG 5/17/2018 3:08 PM

BRYLEE NORTH Compatibility Statement

The schematic below demonstrates the subject property and adjacent general plan designations and zoning designations (with the proposed general plan map amendment and proposed zoning applied).

The Proposed Neighborhood Residential 3 land use with the proposed (MF2) Multi-Family 2 zone, is adjacent to the General Plan (ECC) Employment Center/Campus land use within which approved zones include (CC), (CR), (MEC), and (OP); all of which are compatible buffers for the (MF2) zone. Also, the (MF1) Multi-Family 1 to the south and the (CR) Commercial Regional to the west are compatible with the MF2 zone.

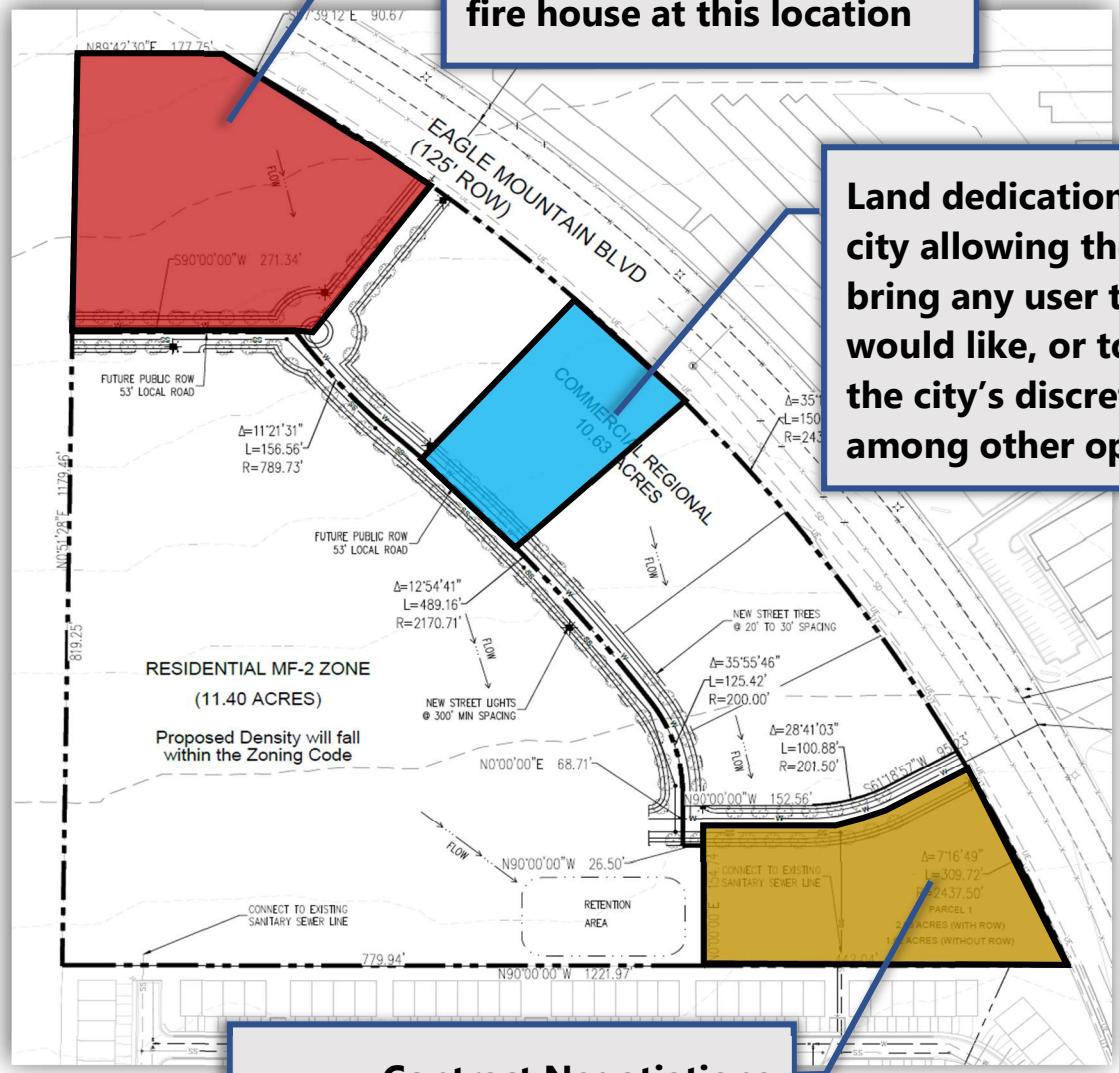
The proposed (CR) Commercial Regional zone is compatible with the (ECC) land use designation and its potential zones to the north. The proposed (CR) zone is also an approved use within the (ECC) land use category. The CR zone is also compatible with (MF2) to the west and (MF1) to the south. To the east, the subject property is adjacent to Eagle Mountain Boulevard which is 125' of public right-of-way.



FieldStone HOMES

ANTICIPATED DEVELOPMENT OPPORTUNITIES

Initial discussions have begun with the United Fire Authority for a potential fire house at this location



Land dedication to the city allowing the city to bring any user they would like, or to sell at the city's discretion, among other options.

Contract Negotiations currently under way with a local businessman to open his business at this location

LAND DEDICATION TO THE CITY

After consulting with city staff on what value the applicant could offer to the city in exchange for approval of their general plan map amendment and rezone applications, the applicant is willing to dedicate to the city some of its land, specifically a commercial development pad within the project and as indicated below; 1.0± acre pad.

The notion of deeding land to the city was introduced by Ifo Pili in a meeting with city staff and the applicant (prior to Ifo's recent departure from the city). The dialogue has continued with Paul Jerome and the planning staff since that time. The basis of the narrative was that owning land empowered to city to promote its objectives and make direct decisions about development and businesses coming to the Eagle Mountain city center area.

Dedicating land directly to the control of Eagle Mountain will provide maximum flexibility to the City with options including: holding the land for future value, selling the land for an immediate financial stimulus, enticing a commercial user/restaurateur to build and operate at this location with a low or non-existent land basis, or ground leasing to a business to build a revenue stream for the city while also bringing the desired amenities to the city. While not an exhaustive list, the options presented are intended to be thought provoking around the possibilities. A partnership in this development is a win all around.

EXHIBIT TO DEMONSTRATE THE EFFECT OF BUILDING SIZE AND PARKING ON SITE LAYOUT AND FEEL.

11.7 ACRES
18 DU/ACRE

12 UNITS / BUILDING
18 BUILDINGS - 216 UNITS

PARKING REQUIREMENTS
2 PER DU + 1 GUEST PER 3 DUs

REQUIRED: 432 + 72 = 504

PROVIDED: 482

Galloway

EAGLE MOUNTAIN, UTAH

OPTION A - CONCEPTUAL SITE PLAN

FIELDSTONE HOMES

This information is copyrighted by Galloway & Company. All rights reserved.

09.21.2020

0' 10' 20' 50'
SCALE: 1" = 50'-0"

N

EXHIBIT TO DEMONSTRATE THE EFFECT OF BUILDING SIZE AND PARKING ON SITE LAYOUT AND FEEL.

11.7 ACRES
18 DU/ACRE

24 UNITS / BUILDING
9 BUILDINGS - 216 UNITS

PARKING REQUIREMENTS
2 PER DU + 1 GUEST PER 3 DUs

REQUIRED: 432 + 72 = 504

PROVIDED: 372

Galloway

EAGLE MOUNTAIN, UTAH

OPTION B - CONCEPTUAL SITE PLAN

FIELDSTONE HOMES

This information is copyrighted by Galloway & Company. All rights reserved.

09.21.2020

0' 10' 20' 50'
SCALE: 1" = 50'-0"

N

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 16, 2021**

TITLE:	MOTION - Scarlet Ridge Estates Preliminary Plat.
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	Ryan Kent (RK Builders)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Agriculture / Rural Density Two	Agriculture	160 acres	

PUBLIC HEARING:
No

PREPARED BY:
Pete Kane, Planning

PRESENTED BY:
Pete Kane

RECOMMENDATION:
This is a combined staff report for all three Scarlet Ridge Estates items. The City Council will hold two separate public hearings: one for the General Plan Amendment and Rezone, and one for the Master Development Plan. The City Council will make three individual motions: one for the General Plan Amendment and Rezone, one for the Master Development Plan, and one for the Preliminary Plat.

GENERAL PLAN AMENDMENT AND REZONE

We recommend the City Council make a motion to approve the ordinance for the requested rezoning and General Plan amendment, for the reasons set forth in the staff report and in the meeting, with the following condition:

1. That the amendment revise the Transportation Master 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."

MASTER DEVELOPMENT PLAN

We recommend that the City Council make a motion to approve the master development plan, 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; and
3. Improvement of retention areas as required by EMMC 15.50.060(A) and (B)

PRELIMINARY PLAT

We recommend that the City Council make a motion to approve the preliminary plat, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. Streetlighting is required to comply with EMMC 15.10.390; and
2. 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, specifically the roads along the north, east, and south edge of the project.

BACKGROUND:

The subject property is made up of two parcels (59:019:0004 & 59:019:0005) totaling about 160 acres and located 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 applicant (RK Builders) for the proposed development (Scarlet Ridge Estates) has submitted concept plans in 2019 and 2020 for a new residential subdivision. 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 RDl. The concept plan was revised and reviewed by City Council in August 2020. The updated concept plan received feedback that included a request for a minimum of 30 one-acre lots and aesthetic appeal by adjusting lot widths and including curved roads.

A master development plan has been submitted for the property which also includes a request to rezone the property and make an amendment to the General Plan map related to the Transportation Master Plan. The applicant has also submitted a preliminary plat for review and approval based on the master development plan.

The master development plan calls for:

Preliminary Plat
A residential subdivision that includes 37 one-acre and 174 half-acre lots along with associated infrastructure and open space improvements.

Rezoning
The two parcels are currently zoned Agriculture. The applicant requests rezoning these parcels to RD2 which is described in the City Code as a zone for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size for the zone is one-half acre (21,780 square feet).

General Plan Map Amendment
The land use designation for the parcels is for "Agriculture / Rural Density Two." The applicant is not seeking an amendment to the land use. The Transportation Master Plan calls for a collector road running along the eastern and southern edges of the property as well as a major arterial (Tiffany Lane) along the property's northern edge. The amendment requests a change in classification for Tiffany Lane: from major arterial to collector for the portion from the future Airport Road to the northwest corner of the subject property and then from major arterial to a residential road (of 53' width) for the portion running along the northern edge of the subject property and connecting to the future collector road on the east side of the property.

ITEMS FOR CONSIDERATION:
GENERAL PLAN AMENDMENT
The applicant is seeking to amend the Transportation Master Plan as it relates to Tiffany Lane (future) between Airport Road (future) and the north-south collector (future) along the eastern edge of the subject property. This section of Tiffany Lane is designated as a major arterial in the General Plan. 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 (53' 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 has reviewed this request and agrees that a change to the classification of collector is appropriate. However,

because the road will connect a major arterial (Airport Road) and the collector to the east, the entire length should be a collector and should not be reduced down to a residential road.

REZONE REQUEST
The applicant is seeking a rezoning of the property from Agriculture to RD2. The property is given a land use designation of "Agriculture / Rural Density Two" in the General Plan. Per EMMC 17.25.020 and 17.60.160, the RD2 zone is an appropriate zone for this land use designation.

PROPOSED RESIDENTIAL LOTS
The preliminary plat and master development plan propose a mix of 37 one-acre and 174 half-acre residential lots, for a total of 211 building lots. The 174 "half-acre" lots actually range between 21,783 square feet (half acre) up to 30,899 square feet (~0.71 acres). The one-acre lots are primarily located along the eastern edge of the property. The largest lot size is 48,510 square with an average lot size in the subdivision of 26,138 square feet. The overall density comes out to 1.31 lots/acre.

For context, the land to the south and west of the property is also designated as "Agriculture / Rural Density Two." The land to the north and east of the property is designated with a "Foothill Residential" land use which means the potential rezoning of that land will be the FR zone which allows for a minimum lot size of one-quarter acre (10,890 square feet), and an average lot size of one-half acre (21,780 square feet). The proposed lot mix would be appropriate given the land use designation for that neighboring land.

PHASING
The application identifies the development to be constructed and platted in seven phases. The phasing would start at the north where Tiffany Lane and the related infrastructure will first be constructed with each subsequent phase being added to the south. One possible consideration may be that phase 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. This would leave the project to be developed in six phases.

OPEN SPACE AND AMENITIES
The project proposes a large park of about 2.5 acres which would be

dedicated to the City. The proposed park does meet the 2-acre size minimum for dedication. The park includes: asphalt/concrete pathways, eight pavilions, ten picnic tables spread among the pavilions, garbage receptacles, grills, drinking fountain, two pickleball courts, one full basketball court, trees, landscaping, and open lawn space. There are two trees shown within the southern half of the basketball court which will need to be properly located within lawn space instead.

EMMC 16.35.105(A)(4) states that "No unit/lot should be located more than one-quarter mile from a park, wherever possible." The proposed location of the park results in the southern third of the subdivision (88 residential lots) and lot 101 in the far northeast corner being outside of the 1/4-mile distance. The linear layout of the property does make placement of a single park difficult to allow access to all lots within 1/4-mile. Staff does not recommend breaking up the park into two smaller parks as they would not meet the size requirement to be dedicated to the city and would result in few amenities and limited use. The park is planned to have on-street parking adjacent to it which would provide access for residents to drive and park, if needed.

Based on the 211 proposed residential lots, the development must attain 242 amenity points. The amenities provided in the plan results in 248 points and meet the amenity point requirement for the project.

The development also includes three retention areas throughout the project to handle stormwater. This is a reduction from the original five retention areas that had been reviewed by the Planning Commission. All retention areas will need to be improved to ensure they do not become an issue or eyesore in the future. EMMC 15.50.060(A) states that "All retention basins shall be landscaped in accordance with city standards." This is further emphasized in EMMC 15.50.060(B) which states "Detention basins must be landscaped and they may be located in park and recreational areas." As for possible improvements, those could include: sodded, drain tiles/rock mulch in the bottom of the pond for nuisance water, proper grading in the bottom of the pond to limit standing water. Staff recommends a condition to require improving the retention areas with the particular details to be determined during construction plan review.

There are two 10-foot trails proposed between lots 623/624/629/631 as well as between lots 321/322/422/423 to improve connectivity.

ROAD NETWORK
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 residential development (Triumph).

As noted above, the Master Transportation Plan calls for collector roads on the east and south of the property. Additionally, staff agrees with a General Plan amendment to change Tiffany Lane along the north from the current plan of major arterial, however, this should be changed to a collector. The plans a half-width right-of-way dedication (based on a 53 foot wide) on the east and south of the property which should be included in the project.

Collector roads are required to have street trees (EMMC 16.35.080(A)) and residential properties along those collector roads will be required to have privacy fencing (EMMC 16.35.090). Fence details have not been provided and will need to comply to EMMC 16.35.090. The City Council may require specific color and material for the privacy fencing.

The road network also includes varying curves as recommended in EMMC 16.35.070(L) to help reduce speeding.

Streetlighting is planned throughout the project. The specifics and details will be finalized as part of the final plat process and will need to comply with EMMC 15.10.390, such as spacing and locating at intersections.

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 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.

PLANNING COMMISSION ACTION/RECOMMENDATION:
GENERAL PLAN AMENDMENT
The Planning Commission held a public hearing on the requests on January 12, 2021.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the general plan amendment with the following condition:

1. That the amendment 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."

REZONE REQUEST
The Commission unanimously voted (4-0, 1 absent) to recommend approval of the rezone request.

MASTER DEVELOPMENT PLAN
The Planning Commission held a public hearing on the request on January 12, 2021.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the master development plan request 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. Consideration of utilizing parkstrip drainage, swales, or other low impact development method in place of multiple retention areas; and
4. Incorporation of the half-width of the east and south collector roads.

PRELIMINARY PLAT

The Planning Commission held a public hearing on the request on January 12, 2021.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the preliminary plat request 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.

ATTACHMENTS:

ORD--Scarlet Ridge Estates General Plan Amendment and Rezone
General Plan Amendment Exhibit
Rezone Exhibit
ORD--Scarlet Ridge Estates Master Development Plan
Preliminary Plat
Park Concept Plan
Amenities Worksheet
Slope Analysis
Traffic Study
Environmental Impact Report
Economic Analysis

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE TRANSPORTATION MASTER PLAN OF THE GENERAL PLAN
AND REZONING CERTAIN LANDS KNOWN AS SCARLET RIDGE ESTATES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Transportation Master Plan of the General Plan and rezone certain lands known as Scarlet Ridge Estates, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Transportation Master Plan of the General Plan and the rezoning of certain lands known as Scarlet Ridge Estates, as set forth in Exhibit A.

2. The General Plan is hereby amended, and the lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of February, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of February, 2021.

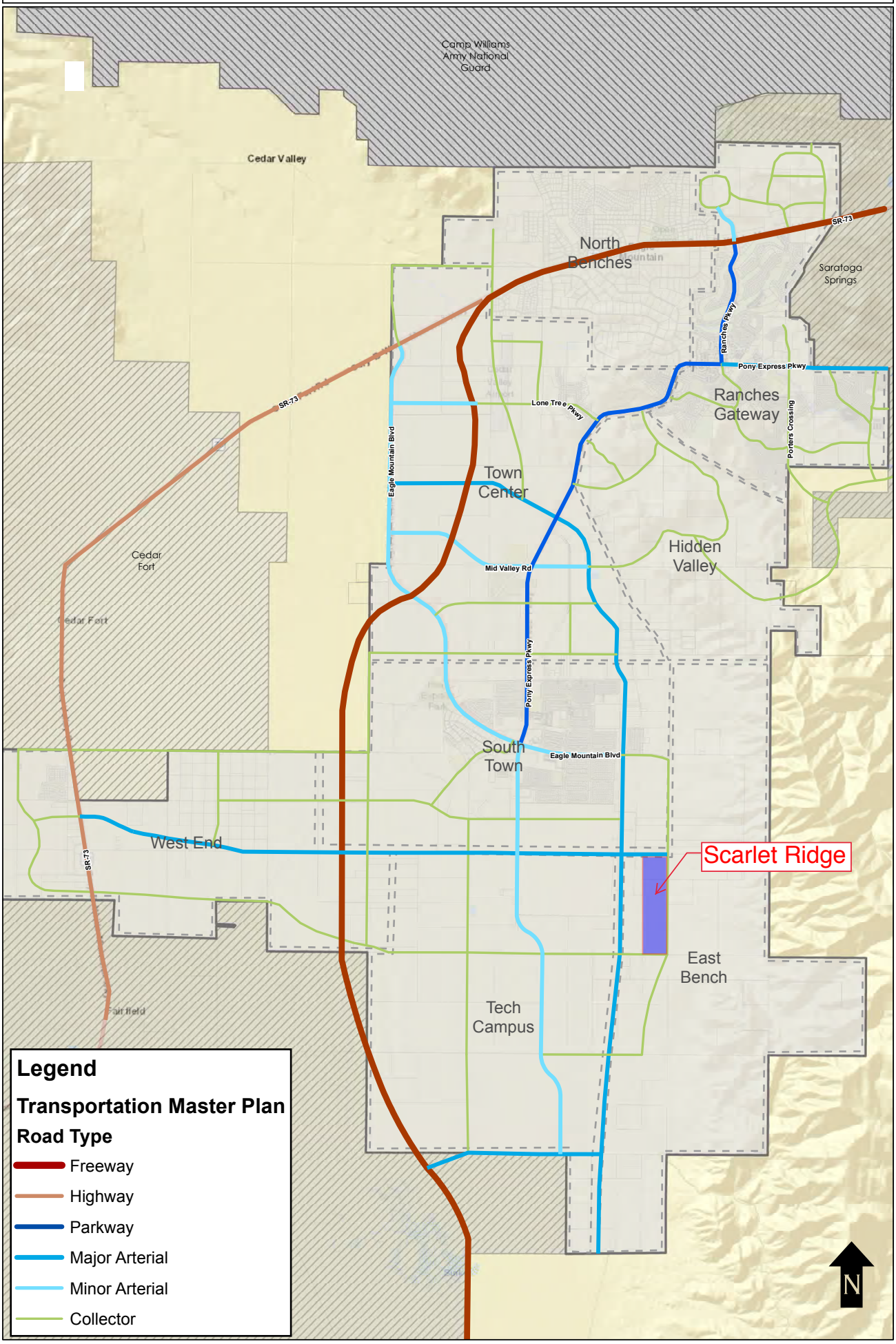
Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

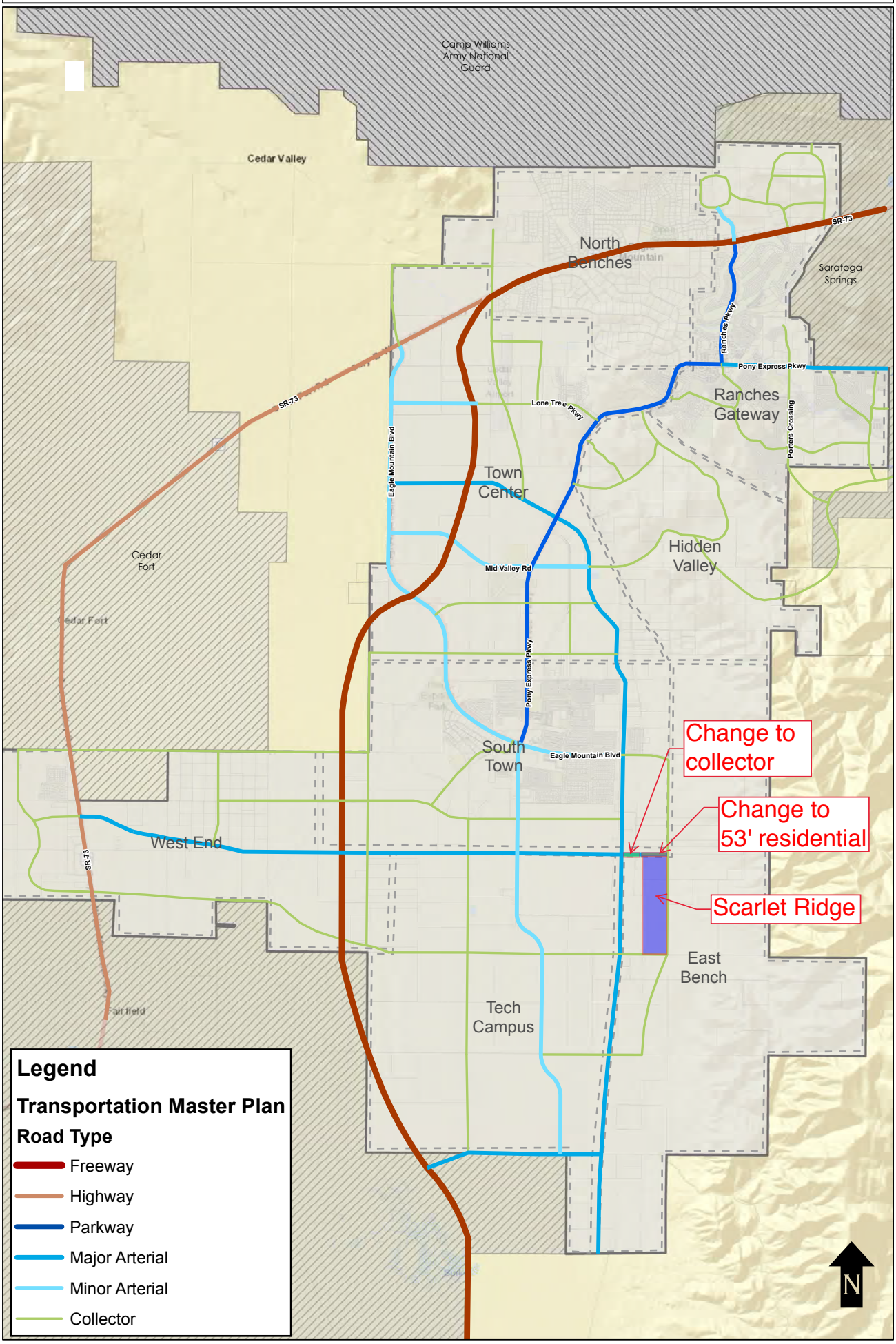
Posted to City Bulletin Boards on _____by_____ .

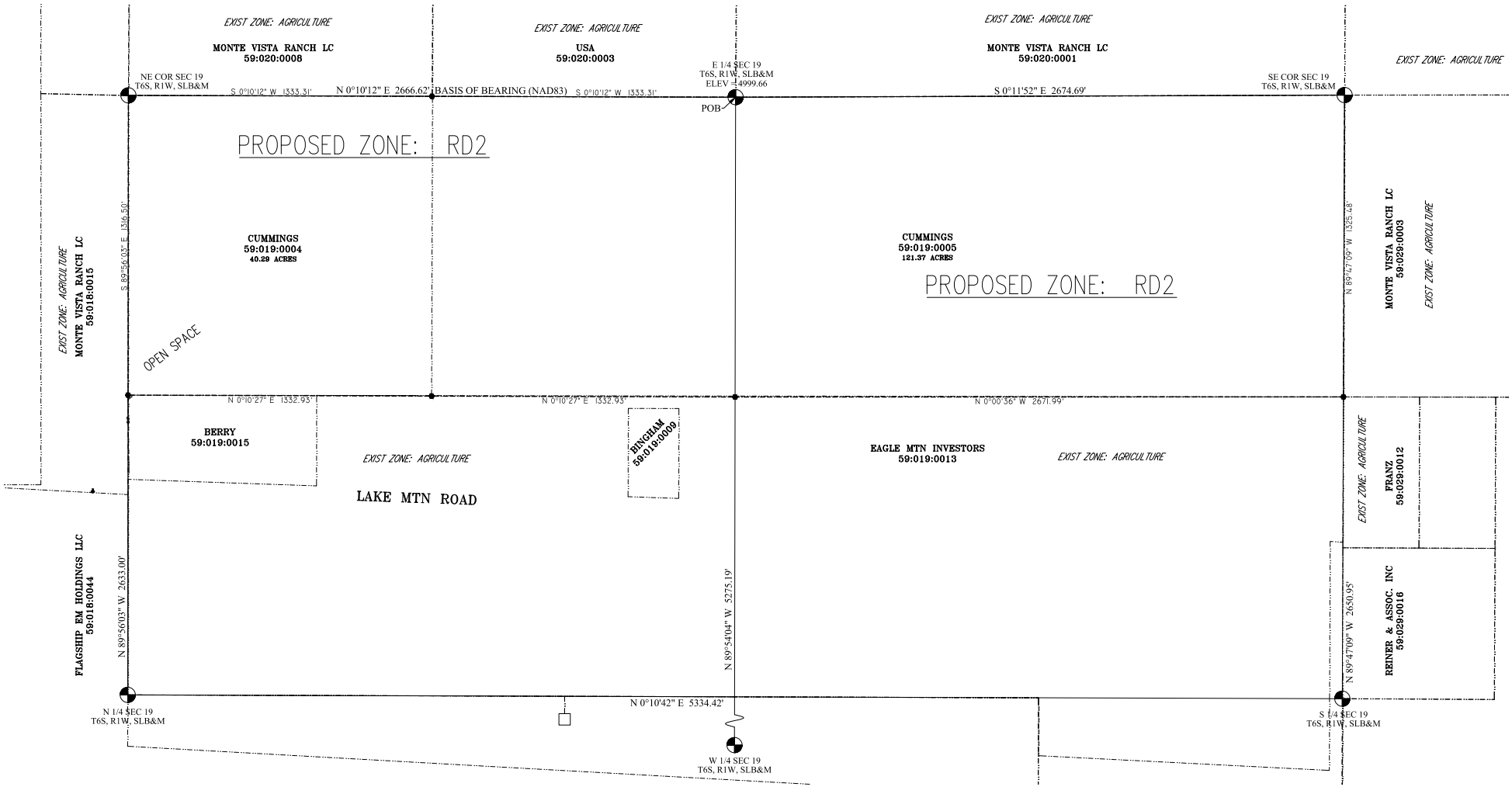
Exhibit A

TRANSPORTATION MASTER PLAN

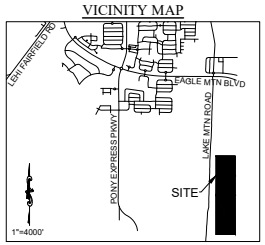


TRANSPORTATION MASTER PLAN





VICINITY MAP



LEGAL DESCRIPTION

Parcel 59:019:0004
The Northeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian.
Area = 40.29 Acres

Parcel 59:019:0005
The East Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian.
Area = 121.37 Acres

Combined Description
Beginning at the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°11'52" East along section line 2674.69 feet to the Southeast Corner of said Section 19; thence North 89°47'09" West along section line 1325.48 feet; thence North 0°00'36" West along sixteenth section line 2671.99 feet; thence North 0°10'27" East along sixteenth section line 2665.86 feet; thence South 89°56'03" East along section line 1316.50 feet to the Northeast Corner of said Section 19; thence South 0°10'12" West along section line 2666.62 feet to the point of beginning.
Area = 161.66 Acres

200 100 0 200 400 600
Scale 1" = 200'

PROPOSED ZONE: RD2

REVISIONS

Rev.	Date	Description
1	12/29/20	REVISED PER DRC COMMENTS

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SCARLET RIDGE ESTATES
EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.	REZONE EXHIBIT	Scale: 1"=200'
Designed by: D.W.P.		Date: 11/04/20
Checked by: D.W.P.		C1

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE SCARLET RIDGE ESTATES
MASTER DEVELOPMENT PLAN

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to approve the Scarlet Ridge Estates Master Development Plan, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the Scarlet Ridge Estates Master Development Plan, as set forth in Exhibit A.

2. The Scarlet Ridge Estates Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of February, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

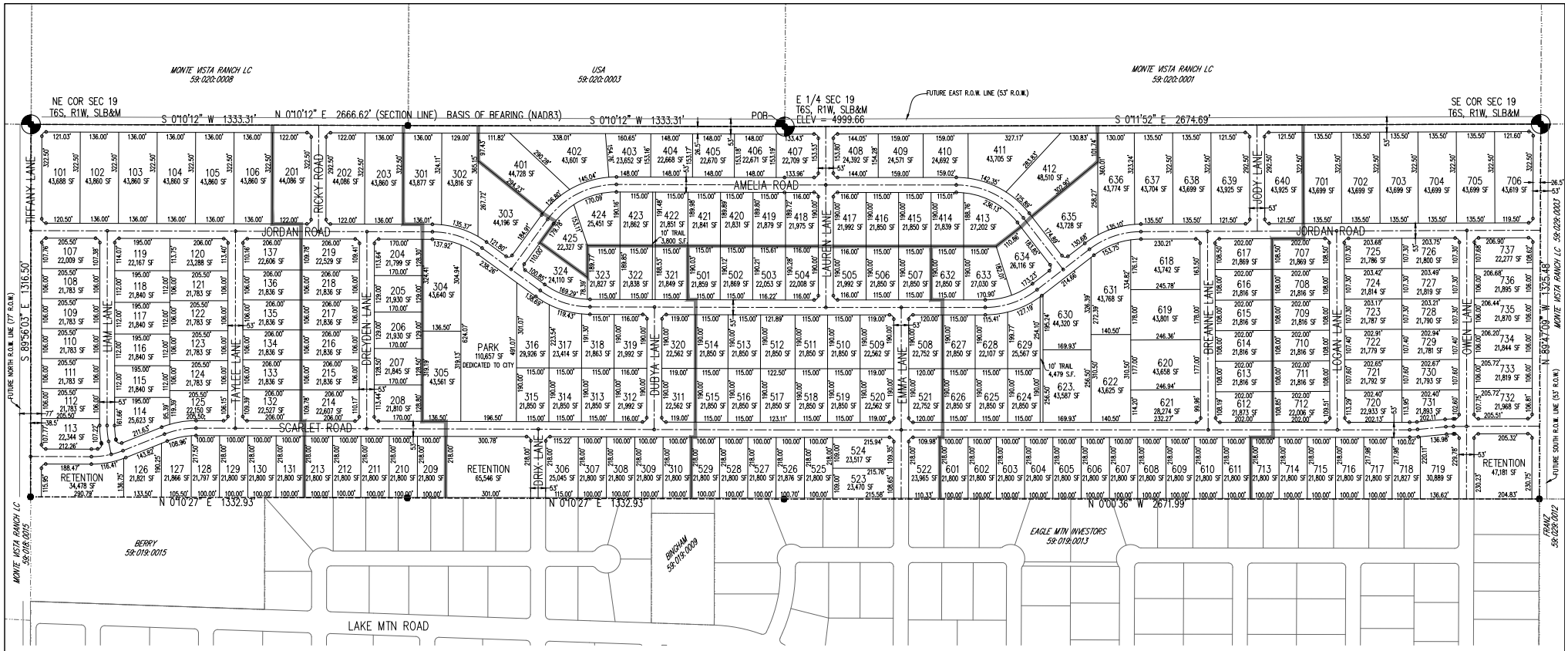
The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of February, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____by_____ .

Exhibit A



Scale 1" = 160'

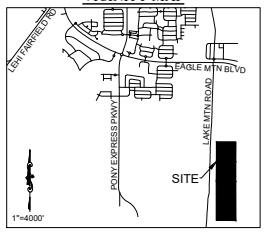
CONNECTIVITY NOTES

1. THERE ARE 42 LINKS AND 23 NODES WITHIN THIS SUBDIVISION. THIS PROVIDED A RATION OF 1.8 WHICH IS GREATER THAN THE TIER 1 REQUIRED RATION OF 1.5
2. MAXIMUM BLOCK LENGTH ALLOWED IS 1000 FEET OR 1200 FEET WITH A MIDBLOCK PEDESTRIAN PATH. TWO BLOCKS HAVE A LENGTH OF GREATER THAN 1000' (BUT LESS THAN 1200'). MIDBLOCK PEDESTRIAN PATHS HAVE BEEN PROVIDED ALONG THOSE BLOCKS.

GENERAL NOTES

1. SEE SHEETS 4 & 5 FOR EXISTING CONTOURS.
2. THERE ARE A FEW VERY SMALL AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. A SLOPE ANALYSIS PLAN HAS BEEN PROVIDED FOR THIS SITE.
3. BUILDING SETBACKS ARE SHOWN IN THE SETBACK DIAGRAM
4. ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
5. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
6. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
7. HOMES CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
8. CITY WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAT.
9. TURNAROUNDS WILL BE PROVIDED AT PHASING LINES WITH A 60-FOOT RADIUS PAVED TURN AROUND OR AN APPROVED PAVED HAMMERHEAD FIRE TURN AROUND PER EAGLE MOUNTAIN STANDARDS.
10. PROPOSED ZONE = RD2
11. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
12. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 10' REAR AND SIDES ON EACH LOT.

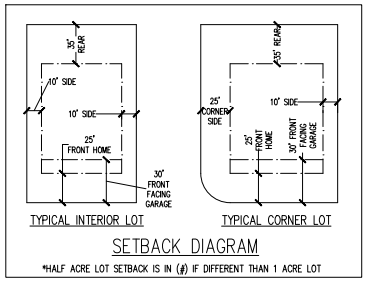
VICINITY MAP



PROPOSED ZONE: RD2

PRELIM PLAN LAND CALCULATIONS

TOTAL ACREAGE:	161.66 ACRES
BUILDABLE ACREAGE:	161.66 ACRES
TOTAL ACREAGE IN LOTS:	126.61 ACRES
TOTAL ROADWAY AREA:	28.91 ACRES
TOTAL OPEN SPACE (INCLUDES PONDS/TRAILS):	6.11 ACRES
TOTAL DEVELOPED OPEN SPACE REQUIRED:	2.42 ACRES
TOTAL DEVELOPED OPEN SPACE PROVIDED:	2.54 ACRES
AVERAGE LOT SIZE:	26,138 SF/0.60 ACRES
LARGEST LOT SIZE:	48,510 SF/1.11 ACRES
SMALLEST LOT SIZE:	21,783 SF/0.50 ACRES
OVERALL DENSITY:	1.31 LOTS/ACRE
TOTAL # OF LOTS:	211 LOTS
1/2 ACRE LOTS:	174 LOTS
1 ACRES LOTS:	37 LOTS



SETBACK DIAGRAM

*HALF ACRE LOT SETBACK IS IN (#) IF DIFFERENT THAN 1 ACRE LOT

LEGAL DESCRIPTION

Beginning at the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°11'52" East along section line 2674.69 feet to the Southeast Corner of said Section 19; thence North 89°47'09" West along section line 1325.48 feet; thence North 0°00'36" West along sixteenth section line 2671.99 feet; thence North 0°10'27" East along sixteenth section line 2665.86 feet; thence South 89°56'03" East along section line 1316.50 feet to the Northeast Corner of said Section 19; thence South 0°10'12" West along section line 2666.62 feet to the point of beginning.
Area = 161.66 Acres

SHEET INDEX

1. PRELIMINARY PLAT
2. UTILITY PLAN (NORTH)
3. UTILITY PLAN (SOUTH)
4. GRADING, DRAINAGE & EROSION PLAN (NORTH)
5. GRADING, DRAINAGE & EROSION PLAN (SOUTH)

BENCH MARK

EAST QUARTER CORNER, SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4999.66'

REVISIONS

Rev.	Date	Description
1	12/29/20	REVISED PER CITY COMMENTS
2	01/22/21	REVISED PER CITY COMMENTS
3	02/05/21	REVISED PER CITY COUNCIL COMMENTS

SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Developer: RK BUILDERS
Ryan Kerr
111 Par Street, Saratoga Springs, UT 84045
Phone: (801) 404-6099

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

SCARLET RIDGE ESTATES

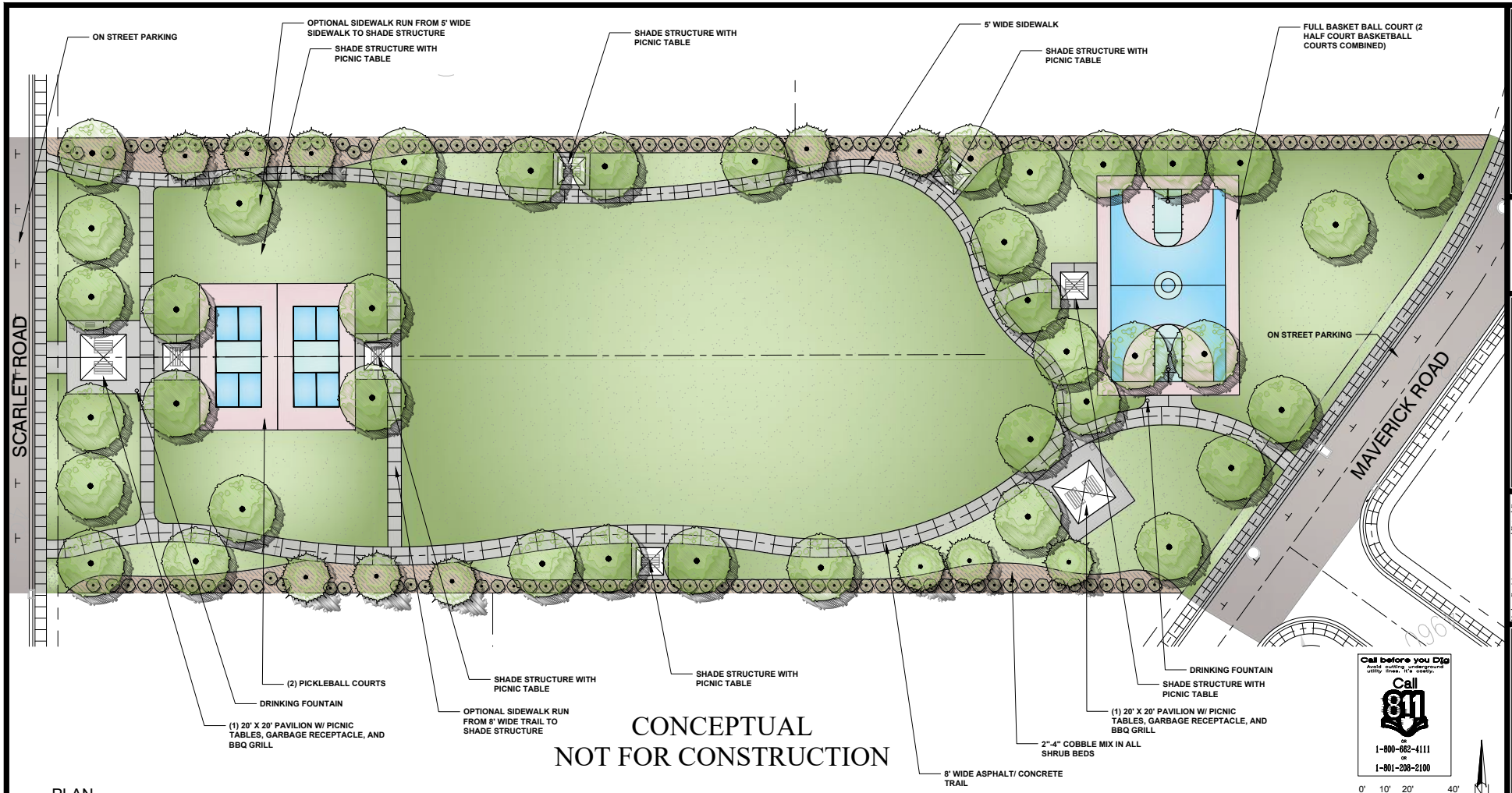
EAGLE MOUNTAIN UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

PRELIMINARY PLAT

LOCATED IN THE NE & SE CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Scale: 1"=160'
Date: 10/30/20



CONCEPTUAL
NOT FOR CONSTRUCTION

Call before you Dig
Avoid cutting underground utility lines. It's easy.
Call 811
or
1-800-662-4111
or
1-801-208-2100

0' 10' 20' 40'
(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE

NORTH

PLAN

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	DEC TRE	39	Deciduous Tree	Deciduous Tree	Large deciduous shade tree
	EVE CON	11	Evergreen Conifer	Evergreen Conifer	Evergreen Conifer
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**
	SHR MED	142	Shrub	Shrub	Medium sized shrub
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**
	POA IMP	80,533 sf	Poa pratensis `Imperial Blue`	Imperial Blue Kentucky Bluegrass	Turf area with overhead rotor and spray irrigation.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Shrub planting area with drip irrigation.	9,784 sf

PARK SUMMARY

ITEM	QTY
CONCRETE BASKETBALL COURTS ($\frac{1}{2}$ COURT)	2
PICKLEBALL COURTS	2
8' WIDE ASPHALT/CONCRETE TRAIL (LINEAR FEET)	560
20' X 20' PAVILIONS W/ TABLES, GARBAGE RECEPTACLES, AND BBQ GRILLS	2
SHADE STRUCTURES	6
PICNIC TABLES UNDER SHADE STRUCTURES	6
DRINKING FOUNTAINS	2
TREES (LARGE SHADE TREES AND EVERGREEN CONIFERS)	50

STATISTICS	AREA / PERCENTAGE
TOTAL IMPROVED OPEN SPACE AREA	2.58 ACRES / 100%
TOTAL LANDSCAPE AREA (TURF AND SHRUB BEDS)	2.07 ACRES / 80.2%
TURF	1.84 ACRES / 71.4%
PERCENTAGE SHRUB BEDS	0.23 ACRES / 8.8%

PLEASE NOTE:

1. IMPROVED OPEN SPACE TO BE DEDICATED TO CITY AND MAINTAINED BY THE CITY
2. WATER TO DRINKING FOUNTAINS TO BE PROVIDE BY CULINARY WATER LINES CONNECTED TO WATER METER AND BACKFLOW PREVENTER.
3. LANDSCAPE ROCK COLOR SHALL BE APPROVED BY THE CITY AND SHALL HAVE TAN EARTH TONES. NO COLORS SUCH AS LAVA ROCK, GREY GRAVEL, OR OTHER TYPES WILL BE PERMITTED.
4. SHADE STRUCTURES SHALL BE PREFABRICATED STRUCTURES MADE OF STEEL WITH WIND AND LOAD RATINGS
5. POSITIVE DRAINAGE TO BE PROVIDED AWAY FROM THE BASKETBALL AND PICKLEBALL COURTS.

MILLBURN
Lawn & Landscape ®

PRELIMINARY NOT FOR CONSTRUCTION

No.	Revisions	Date	By

IMPROVED OPEN SPACE
SCARLET RIDGE ESTATES
EAGLE MOUNTAIN UTAH

CONCEPTUAL MASTER PLAN

Scale: SEE PLAN
Date: JANUARY 11, 2021
Drawn By: GGG
Approved By: GREG GRAHAM, UT LA 349753

North

Job No. 20-042

Sheet No. L-101
1 of 1

These plans and specifications shall be used only for the original project for which they were prepared and publication thereof shall be expressly limited to such use. Reproduction, publication, or re-use by any method or means, in whole or in part without the written consent of Civisworks is prohibited. Civisworks shall retain copyright and ownership of these plans and specifications unless otherwise agreed to by written instrument. Use or viewing of these plans and specifications shall constitute full acceptance of these restrictions.

Parks & Open Space Worksheet

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

Required Improved Open Space

Residential Lots/Units		Required Open Space (Square Feet)		Required Open Space (Acres)
211	X 500 =	105,500	/ 43,560 =	2.42 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)		Fee-in-Lieu (w/o appraised value of open space)
105,500	X $3.75***	$395,625

Required Amenity Points

Required Open Space (Acres)		Required Amenity Points
2.42	X 100	242

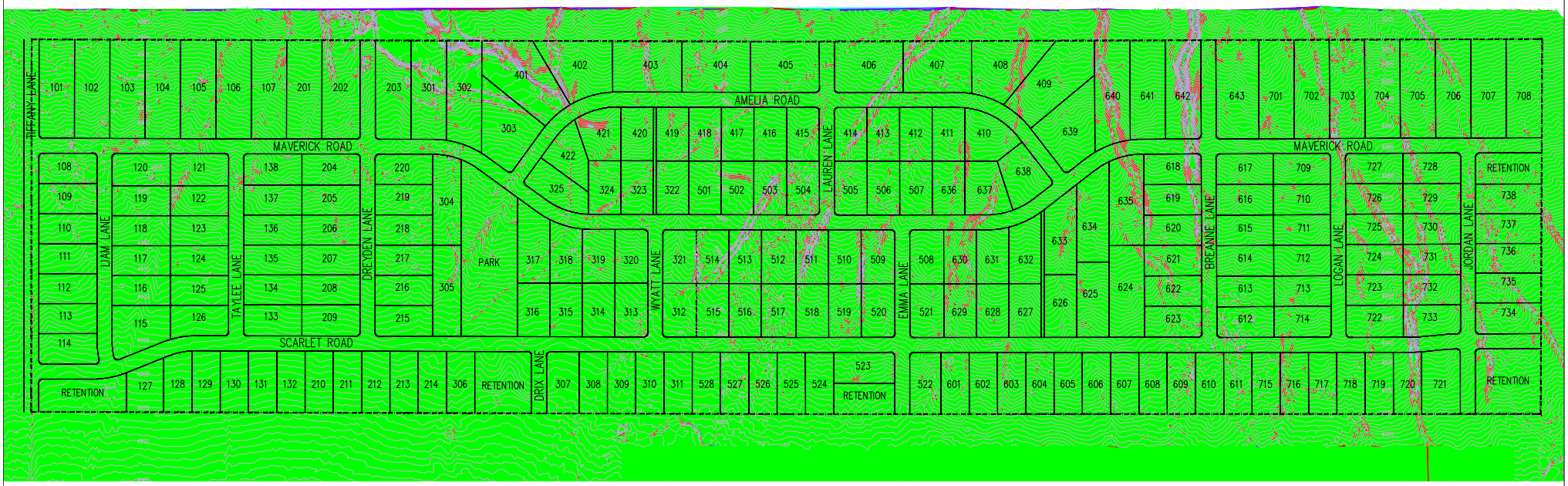
Parks & Improved Open Space Elements/Amenities

Park Feature / Improvements FOR SCARLET RIDGE ESTATES	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	6	12
Bicycle Rack (4+ bikes)	2		
Trees (5) (a majority must be shade trees)	2	50	20
Shade Structure	4	6	24
Drinking Fountain	5	2	10
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6	500 LF OF 10' TRAIL	30
Parking** (5 Stalls)	6		
Swings (4+ Swings)	7		
Concrete Basketball Court (1/2 Court)	20	2	40
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	400 ft x 2	32
Playground Equipment* Per $1,000	2		
Splash Pad* Per $1,000	2		
Pickleball court (per court)	40	2	80
Tennis court (6,600 sq ft or 55' x 120')	100		
Sports court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1,200+ sq ft)	200		
Public Art	Varies		
Other:	Varies		
Other:	Varies		
Other:	Varies		
Total		PARK AREA = 2.58 ACRES	248

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

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

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



Scarlet Ridge

Average Lot Slope

Lot#	Factor	S (%)	I (ft)	L (ft)	A (sf)	A (acres)
401	0.00229	11.2	2	3089	55120	1.27
503	0.00229	10.1	2	1118	22053	0.51
511	0.00229	13.6	2	1493	21850	0.50
618	0.00229	10.5	2	1153	21845	0.50
640	0.00229	12.6	2	2899	46060	1.06
642	0.00229	18.7	2	4117	43926	1.01
720	0.00229	11.1	2	1218	21827	0.50
732	0.00229	12.6	2	1380	21793	0.50
733	0.00229	11.8	2	1299	21893	0.50

*All other lots have no slopes over 25%

SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.000%	15.000%	
2	15.000%	25.000%	
3	25.000%	30.000%	
4	30.000%	100.000%	

EXCEL ENGINEERING
David W. Peterson, P.E., License #270193
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

SCARLET RIDGE ESTATES

EAGLE MOUNTAIN UTAH

SLOPE ANALYSIS PLAN

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.
Scale: 1"=160'
Date: 12/01/20

MEMORANDUM

LICENSED PROFESSIONAL ENGINEER
NO. 295699
RYAN R. HALES
1/27/2020
STATE OF UTAH

Date: January 27, 2021

To: D. Ryan Kent, RK Builders

From: Hales Engineering

Subject: Eagle Mountain Scarlet Ridge Development Traffic Study

UT20-1792

This memorandum discusses the Scarlet Ridge project located in Eagle Mountain, Utah. The Scarlet Ridge project is located east of the Ault Farm project and Lake Mountain Road, and south of Eagle Mountain Boulevard.

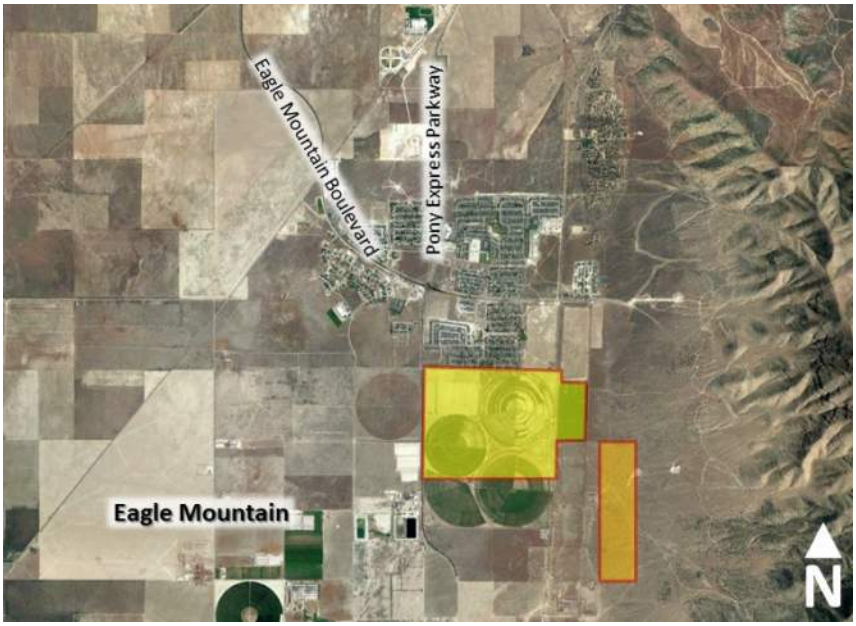


Figure 1: Vicinity map showing Scarlet Ridge (orange) and Ault Farm (yellow) in Eagle Mountain, Utah

Project Description

As previously stated, the proposed Scarlet Ridge development is located on the east side Ault Farm and Lake Mountain Road and south of Eagle Mountain Boulevard. The development will consist of residential single-family units. A concept plan for the proposed development is provided in the Appendix.

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

Single-family detached housing 215 Units

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. The proposed project will generate 2,104 daily trips, 159 morning peak hour trips, and 212 evening peak hour trips, as shown in Table 1.

Table 1: Scarlet Ridge Trip Generation

Trip Generation Eagle Mountain - Scarlet Ridge Subdivision								
Weekday Daily Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	**Total New Daily Trips**
Single-Family Detached Housing (210)	215	Dwelling Units	2,104	50%	50%	1,052	1,052	**2,104**
Total			**2,104**			**1,052**	**1,052**	**2,104**
Morning Peak Hour Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	**Total New AM Trips**
Single-Family Detached Housing (210)	215	Dwelling Units	158	25%	75%	40	119	**159**
Total			**158**			**40**	**119**	**159**
Evening Peak Hour Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	**Total New PM Trips**
Single-Family Detached Housing (210)	215	Dwelling Units	212	63%	37%	134	78	**212**
Total			**212**			**134**	**78**	**212**

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

SOURCE: Hales Engineering, January 2021

Analysis

Within the Ault Farm TIS analysis completed by Hales Engineering, August 2020, future forecasted traffic volumes from the Mountainland Association of Governments (MAG) / Wasatch Front Regional Council (WFRC) Travel Demand Model (TDM) were obtained and used to complete the project and to remain consistent with the regional planning efforts.

Two roads from the Ault Farm TIS are of interest with regard to the Scarlet Ridge traffic study including Tiffany Lane and the south collector, both east / west roadways connecting Pony Express Parkway to Airport Road. The additional traffic from the Scarlet Ridge development as well as other developments in the vicinity were included in the east / west traffic due to the use of the MAG / WFRC travel demand model for background growth and therefore have been included within the Ault Farm TIS, August 12, 2020, for roadway sizing and classification. It should be noted that during the Ault Farms traffic discussion with Eagle Mountain, it was identified that future 2025 traffic volumes at the Eagle Mountain Boulevard / Pony Express Parkway intersection will overwhelm the existing roundabout and that eventually, the intersection should be upgraded to a traffic signal. In addition, it was recommended that between 2025 and 2040 that Airport Road

should be constructed. Figure 2 shows the projected 2040 traffic volumes on the roads in the vicinity of Scarlet Ridge.

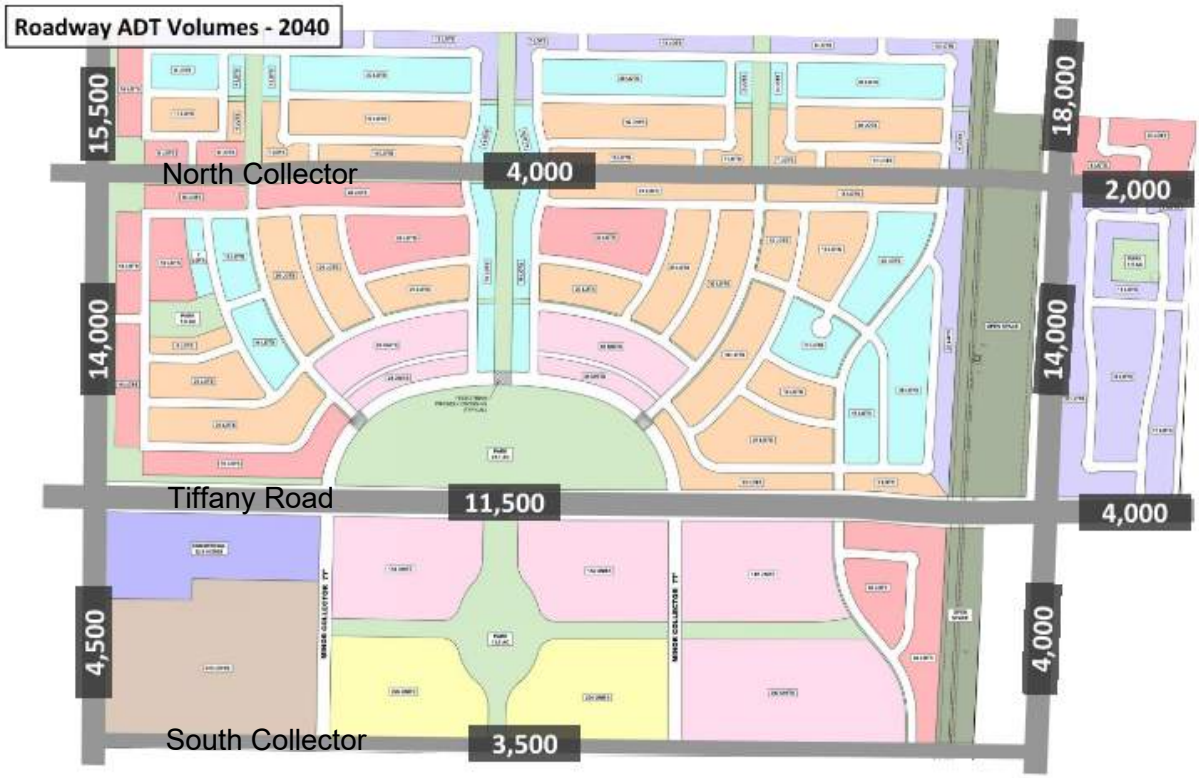


Figure 2: Projected 2040 traffic volumes near Scarlet Ridge

Conclusions / Recommendations

Based on the future cumulative analyses of the Ault Farm TIS, traffic from the Scarlet Ridge development were included within the full build analyses and therefore the roadway sizing recommended in the Ault Farm TIS for both Tiffany Lane (3-lanes with right-turn pockets at major intersections) and the South Collector (2-lanes with turn pockets at major intersections) will remain as previously planned / recommended. It is also recommended that Airport Road be constructed between years 2025 and 2040, and that the South Collector and Eagle Mountain Boulevard (east of Scarlet Ridge be constructed when needed / identified in the transportation master plan update).

Hales Engineering did not complete a full traffic impact study for the Scarlet Ridge project.

Please let us know if you have any questions or need further information with regard to the proposed Scarlet Ridge development.

Scarlet Ridge Environmental Impact Report

November 30, 2020

The purpose of this report is to detail potential impacts of the proposed subdivision on existing vegetation and wildlife, water courses, sources of water, waste generation, noise, etc.

Vegetation and wildlife:

The subject property is sparsely vegetated and has not been irrigated in the past. Due to the sparse vegetation, little wildlife other than insects and small desert wildlife will occasionally cross through this property. No known endangered plants are located on this property. The impact on vegetation and wildlife will be minimal.

Water courses and sources of water

There are no continuous flowing water sources on or near this property. Additionally, there are no ground water wells or other sources of water located on this property. There are a few shallow drainages located on the property that have been created from large hillside runoff during past large Spring and Summer rainfall events. Bench drains will be designed and installed on the East side of the property to intersect and divert runoff into proposed public roadways. The bench drains will serve to protect the proposed residences on this property.

Waste Generation

All waste generated during land development and home construction will be disposed of properly by the respective contractors. Waste generated from the proposed residences will be handled by the city waste disposal services.

Noise

The primary sources of noise generated from this site will be associated with land development construction, home construction, and vehicle travel. This noise generation is temporary in nature and is consistent with land development activities and long-term residences.

Sensitive Lands

There are no known sensitive lands located on this property.

Historical Sites

There are no known historical sites on this vacant property.

RK Builders
Quality ~ Design ~ Craftsmanship ~ Lifestyle ~ Home

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

RE: Scarlet Ridge Estates – Economic Analysis

Scarlet Ridge Estates is a proposed Master Development consisting of 160 acres and approximately 214 building lots, consisting of approximately (36) 1-acre and (178) ½-acre lots.

By nature of the location of proposed community, there is a significant amount of off-site development that must occur prior to on-site construction. Scarlet Ridge Estates is not requesting the use of an Assessment Area or any other financial cooperation from Eagle Mountain City. All acquisition and development costs will be funded through private equity partners, bank loans or other traditional methods using the property as collateral, and will not unduly burden the city, adjoining landowners or other property owners in the city.

Over the last 12 months we have been working on entitlements, utility access, Rights of Way, and other easements to protect and provide to the development area. We have worked with adjacent landowners as well as the city, and feel confident we now have a viable, serviceable development.

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

Access:
We have secured written access agreements with the adjacent landowners to provide access to the development and have recommendations from the Fire Chief. Tiffany Lane is a planned 77' ROW to extend from Pony Express Parkway going east and will connect to Scarlet Ridge Estates and parallel its northern boundary. Tiffany Lane will neck down to a 53' ROW at the Lake Mountain Rd. intersection.

Eagle Mountain City requires a 40' strip of asphalt beginning at Pony Express Parkway going east and parallel the northern property line.,

Additional access is available via the existing Lake Mountain Road, beginning at Eagle Mountain Blvd. extending south to the northern property boundary.

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

Off-Site Utilities:
Gas, power, fiber and water are accessible from the existing Lake Mountain Road within a reasonable distance of the northwest property corner.

A sewer line large enough to service Scarlet Ridge Estates and some of the future adjacent developments must be installed within the 40' future Tiffany Lane beginning at Pony Express parkway extending east to Scarlet Ridge Estates.

Storm water will be collected and retained on site.

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

On-Site Utilities:
Utilities will be designed and approved through master preliminary plan, and detailed through phasing as development progresses into final plats. Civil Engineer will provide an accurate Engineer's Estimate prior to beginning any construction.

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

Water Rights:
Water rights will be purchased through the city utilizing the CUP culinary water.

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

Open Space and Parks:
Per Eagle Mountain city development standards, approximately 2.46 acres of improved open space is required for the development. Amenities such as pickle ball courts, basketball courts, pavilions, bike racks, picnic tables, shade trees, and/or the like will be installed in the dedicated open spaces.

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

Please let me know if you have any questions.

Ryan Kent
RK Builders

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 16, 2021**
TITLE:	MOTION - Hidden Hollow Phase C Consideration of Density Vesting.
ITEM TYPE:	Consideration of Density Vesting
APPLICANT:	Ryan Bybee (Cascade Homes)

ACTION ITEM:
Yes

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, 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 and his legal representative have met with City staff, Administration, and the City Attorney, and have provided the City with an outline of their vested rights claims (which will be provided to the City Council). They argue that the 2006 preliminary plat approval vested their property with 360 residential units, among other arguments. The legal analysis provided to the Planning Commission by the City Attorney will be provided to the City Council as well.

The applicant is now requesting that the City Council consider their vesting claim and approve their proposed density (134 total lots/units) only. Following an approval of the density by the City Council, the applicant agrees to return to the Planning Commission with a site plan and preliminary plat that comply with the current city codes in relation to architectural standards, garage placement, parking, garage sizes, etc. A condition of approval has been included to that effect. The applicant is willing to spend a significant amount of money to make the necessary changes to the design of the buildings and layout of the project, but is requesting some assurance that the density is approved/vested by the Council. It should also be made clear that 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.

The Planning Commission reviewed this request on February 9. They ultimately voted to recommend approval of the density vesting (3-1, Commissioner Pengra opposed; Commissioner Wells absent). The general sentiment was that, despite whether the density is vested or not, the commissioners were willing to work with the applicant at the density that he is proposing (63% less than the original density) if he agrees to comply with all city codes (architecture, garage size & location, parking, etc.). Commissioner Pengra expressed his firm opinion that the project is not vested with density, and that although he is willing to work somewhat with the applicant, he was concerned with a number of issues, including adding more traffic to that area (school safety, emergency response) without an additional transportation route. He also felt that the density and the product is not in line with the general plan.

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:

Since 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.

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

The approved 2006 Hidden Valley North Preliminary Plat and the January proposal for Phase C that was considered on January 12th are attached, for reference. Additional plans (parks and open space, slope analysis, building elevations) are attached to the January 12th meeting documents and are available upon request, if the Commissioners aren't able to access them.

REQUIRED FINDINGS:

Review of a vested density claim is similar to that of a settlement agreement, and should be based upon legal advice, historical information/facts, and consideration of all applicable arguments.

RECOMMENDATION:

On February 9th the Planning Commission voted to recommend

approval of the proposal to the City Council (3-1; Commissioner Pengra opposed; Commissioner Wells absent) 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 sale 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 all current City Codes, 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.

3) No blasting shall be permitted within this Phase C development.

The general sentiment was that, despite whether the density is vested or not, the commissioners were willing to work with the applicant at the density that he is proposing (63% less than the original density) if he agrees to comply with all city codes (architecture, garage size & location, parking, etc.) and agree to not do any blasting in that project. Commissioner Pengra expressed his firm opinion that the project is not vested with density, and that although he is willing to work somewhat with the applicant, he was concerned with a number of issues, including adding more traffic to that area (school safety, emergency response) without an additional transportation route. He also felt that the density and the product is not in line with the general plan.

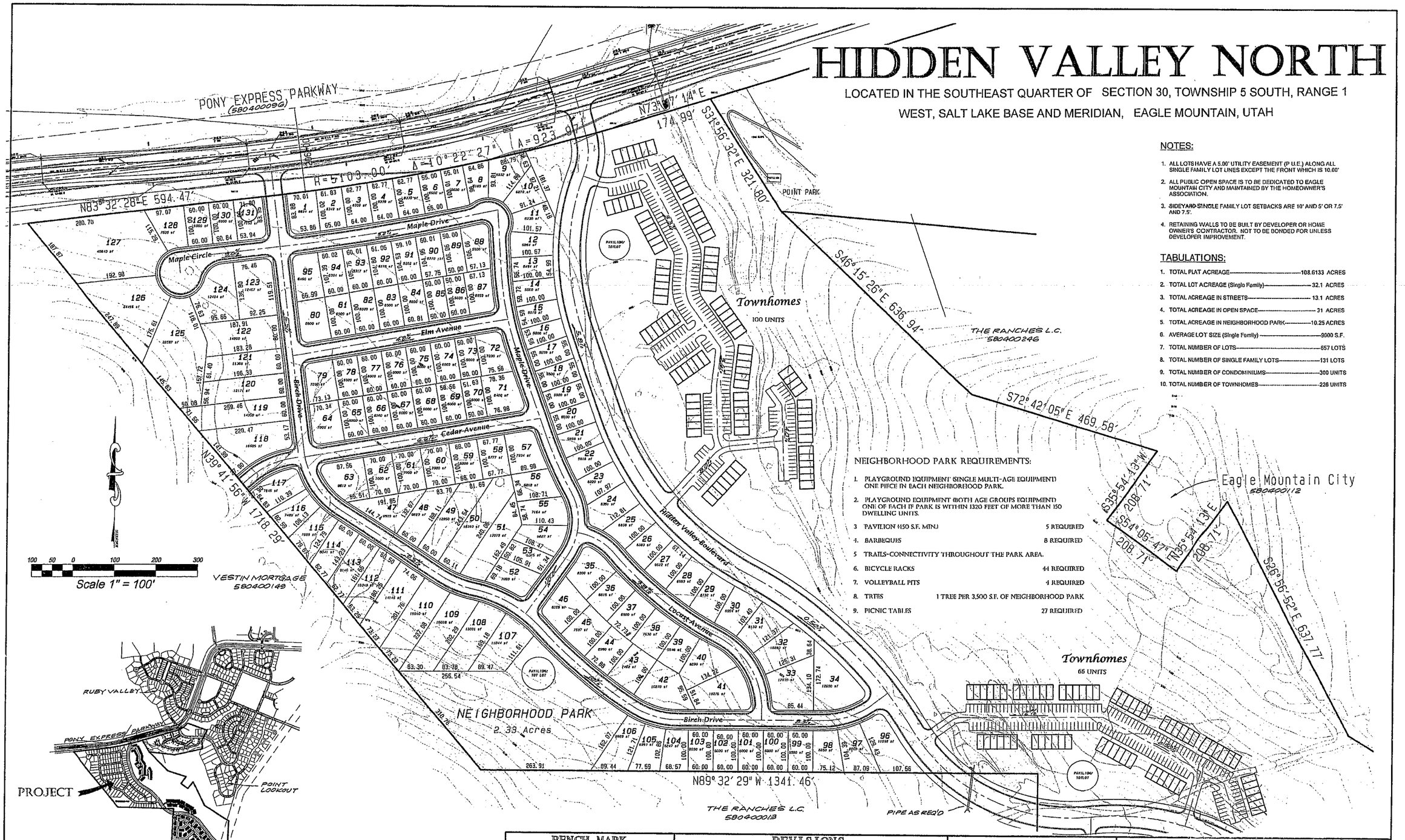
While these statements are intended to summarize the discussion, they certainly do not encapsulate all of the opinions and discussion that took place during the meeting. For a more complete understanding of the discussion, the opinions expressed, and the motion, please watch the meeting recording on the city website.

ATTACHMENTS:

2006 Approved Hidden Valley North Preliminary Plat
Draft Hidden Hollow Ph C Preliminary Plat & Site Plan
Planning Commission Mtg Minutes 1-12-21

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



VICINITY MAP

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) ---------- 9000 S.F.
7. TOTAL NUMBER OF LOTS ---------- 857 LOTS
8. TOTAL NUMBER OF SINGLE FAMILY LOTS ---------- 131 LOTS
9. TOTAL NUMBER OF CONDOMINIUMS ---------- 300 UNITS
10. TOTAL NUMBER OF TOWNHOMES ---------- 226 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 (450 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

BENCH MARK

REVISIONS

Rev.	Date	Description	App'd
1	1/3/06	ADDED 66 TOWNHOMES	

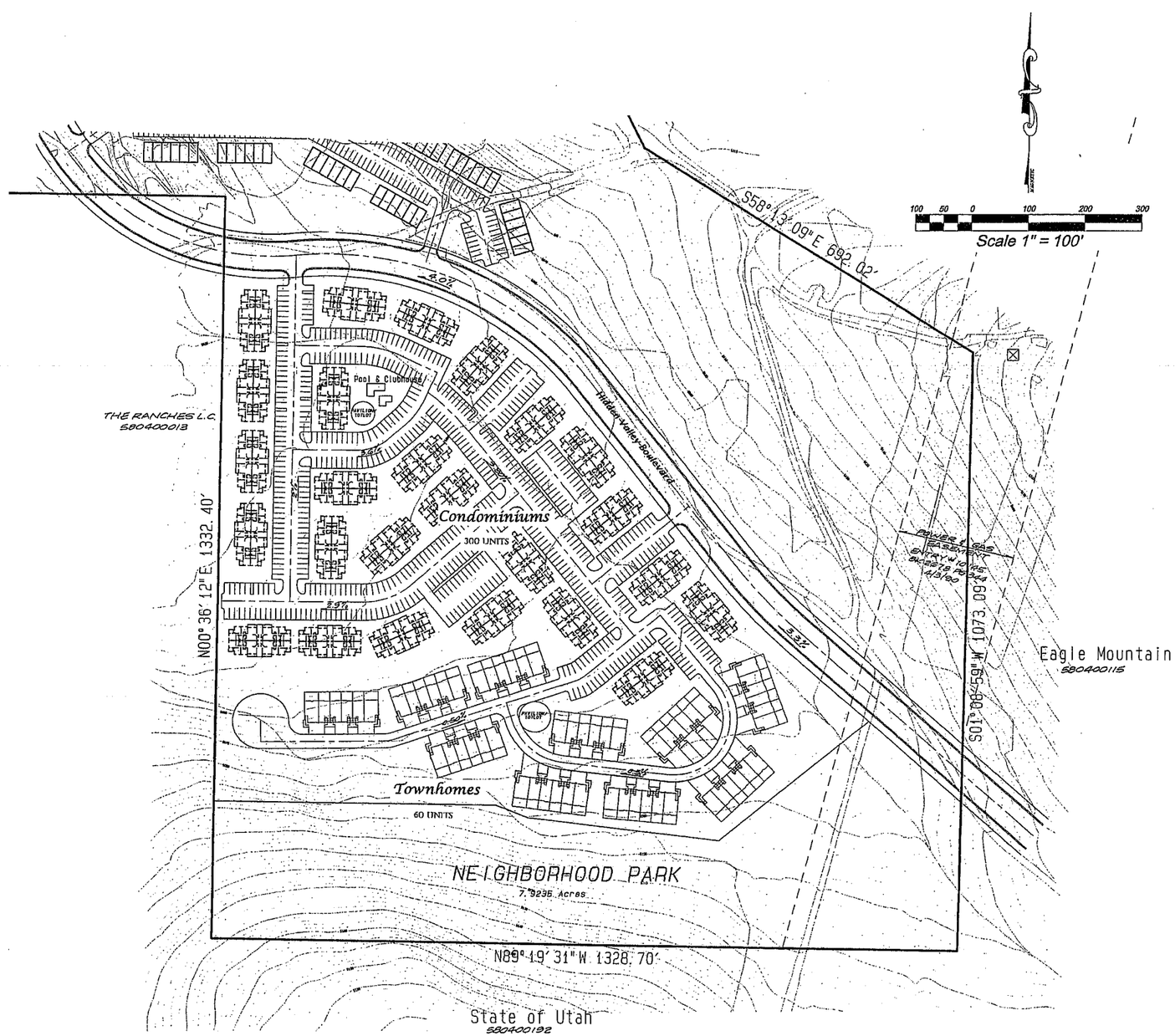
F.J.Clark & Associates
6654 West 9680 North
Highland, Utah 84003
(801) 492-1307
Plans prepared under the direction of:
Fred J. Clark P.E. 155163 Date 12/13/05

HIDDEN VALLEY NORTH

EAGLE MOUNTAIN, UTAH

PRELIMINARY PLAT

Drawn by: F.J.C.		Scale: 1"=100'
Designed by: F.J.C.		Date: 12/13/05
Checked by:	Approved by: Date	Sheet No. 1 OF 6



BENCH MARK	REVISIONS			
	Rev.	Date	Description	App'd

F.J.Clark & Associates
6654 West 9680 North
Highland, Utah 84003
(801) 492-1307

Plans prepared under the direction of:

Fred J. Clark P.E. 155153 Date

HIDDEN VALLEY NORTH
EAGLE MOUNTAIN, UTAH

PRELIMINARY PLAT

Drawn by: F.J.C.
Designed by: F.J.C.
Checked by:
Approved by: Date
Scale: 1"=100'
Date: 12/13/05
Sheet No. 2 of 6

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
4	PLAN & PROFILE HIDDEN VALLEY PARKWAY
5	PLAN & PROFILE ROAD A & D
6	PLAN & PROFILE ROAD B
7	PLAN & PROFILE ROAD C
8	PLAN & PROFILE ROAD E
9	PLAN & PROFILE LOOP ROAD
PRELIM	PRELIMINARY PLAT

GENERAL NOTES:

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

EAGLE MOUNTAIN CITY GENERAL NOTES:

SEWER–

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

WATER–

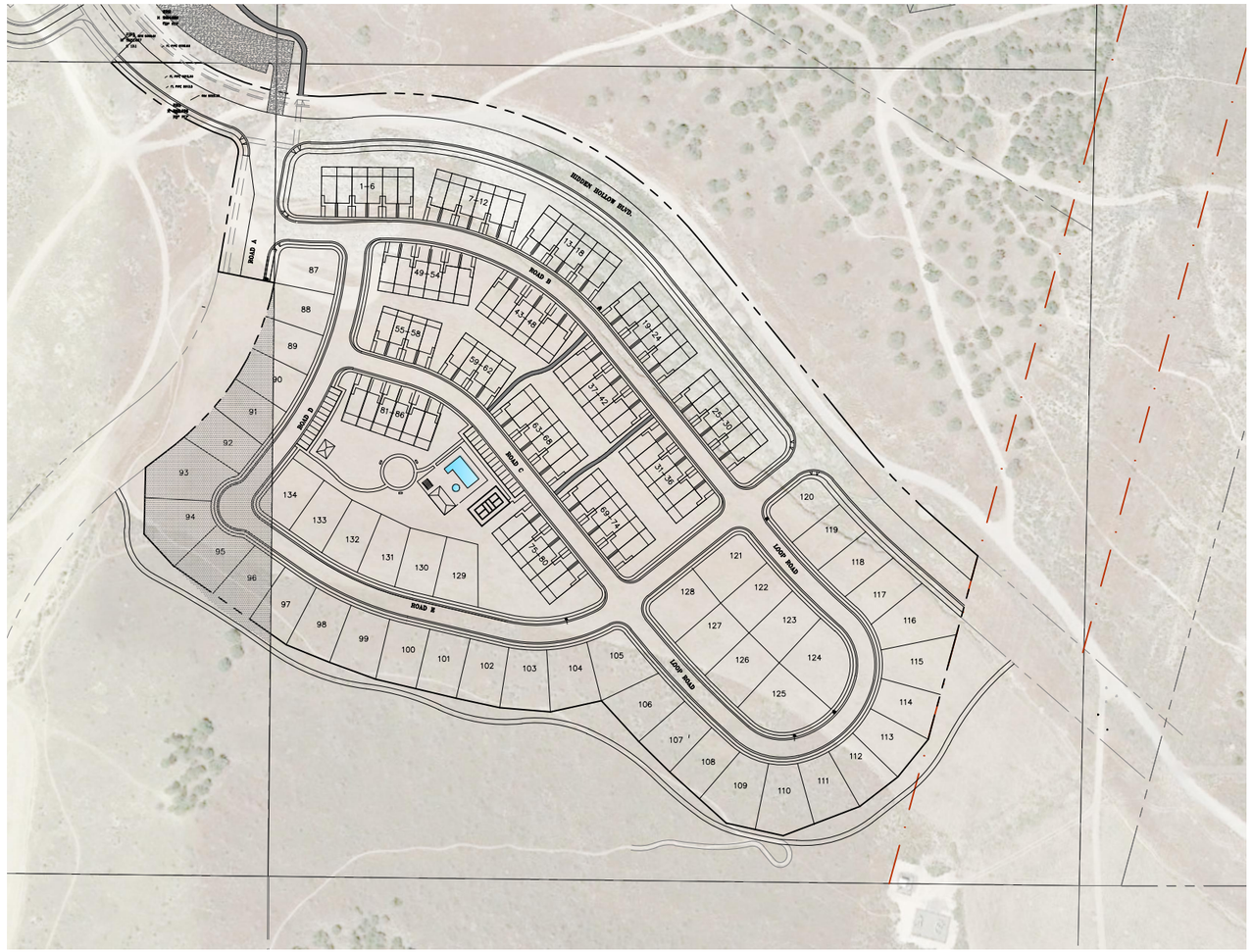
Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12"and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12"above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished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

STORM DRAIN–

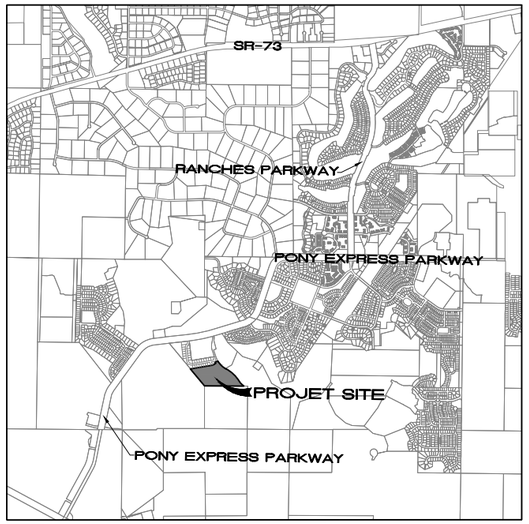
Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
ADS: all ADS pipe to be "HP"brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: manholes to be within 1' of finished grade. 12"of whirly gig form (max)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

ROAD SECTION–

Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4"monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¼"to 3/8"down from asphalt edge.



SITE MAP
NTS



VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER # 362349 TONY G. TRANE STATE OF UTAH

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			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
CDGO FILE:	

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

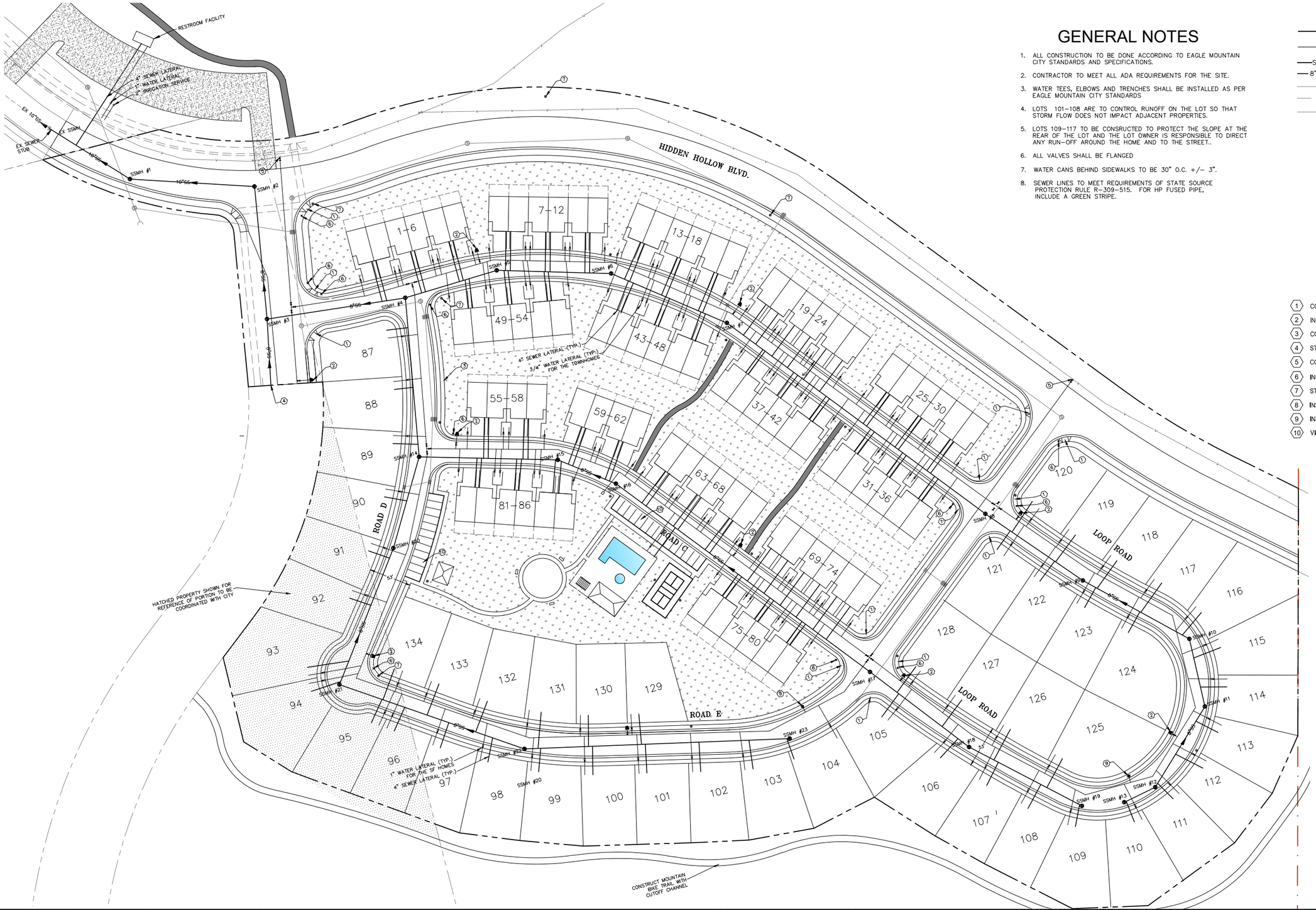
EAGLE MOUNTAIN UTAH

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 CONSRUCTED 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)
0.40%	APPROX. STREET GRADES
	CONST. BLOW–OFF
	EXISTING FIRE HYDRANT
	CONST. FIRE HYDRANT
EX–CB	EXISTING CATCH BASIN
COB	COMBINATION BOX
CI	CURB INLET
SD BOX	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

0 60 120 180

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

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

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
CDGD FILE:	

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

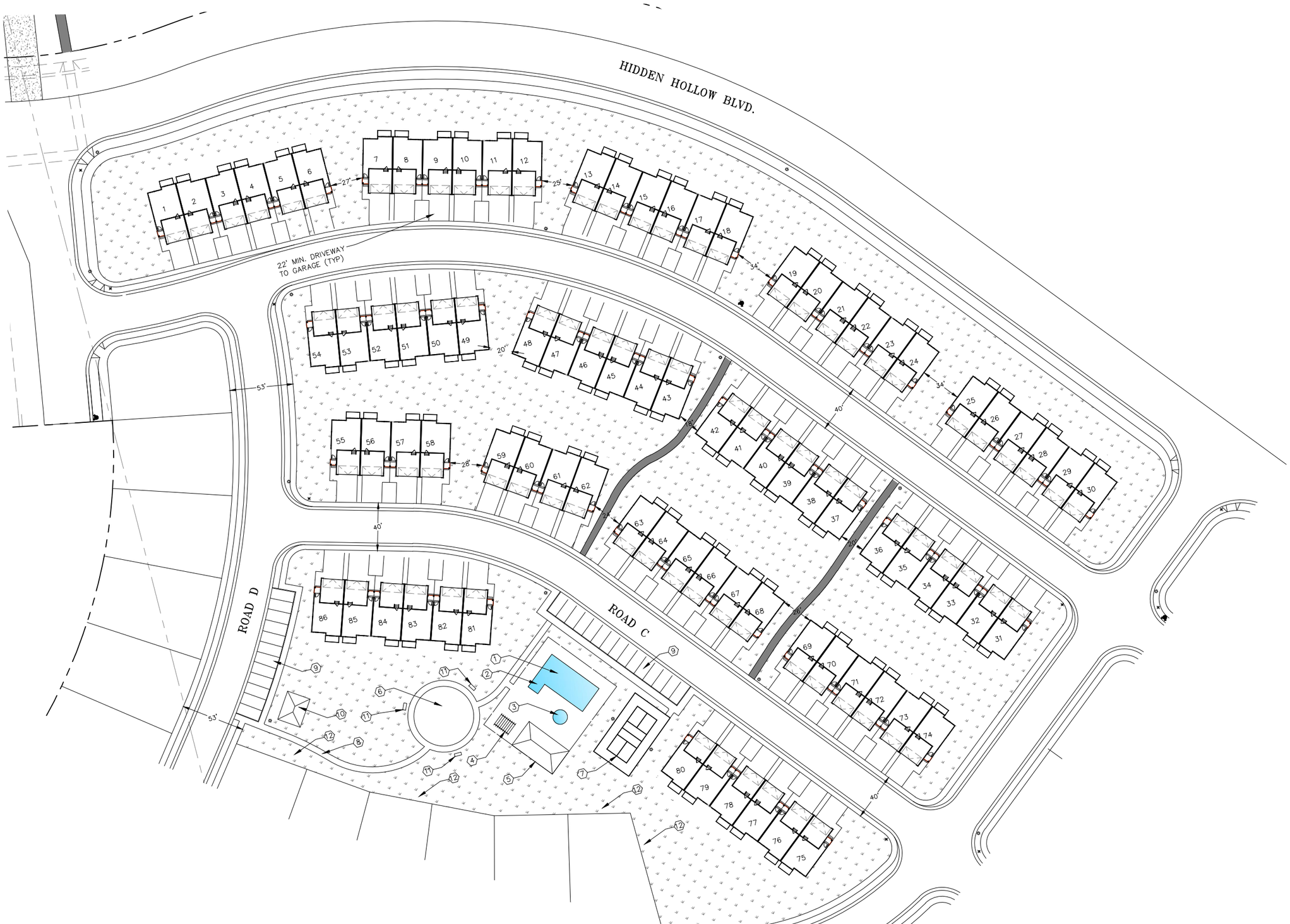
EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

SITE/UTILITY PLAN

JOB
HH CAD

SHEET NO.
2



KEYED NOTES

1. 1200 SQUARE FOOT POOL AREA
2. KIDS POOL AREA
3. HOT TUB AREA
4. TRELLIS WITH PICNIC TABLE
5. RESTROOMS WITH CHANGING AREA
6. KIDS PLAY AREA WITH PLAY EQUIPMENT
7. PICKLE BALL COURT AREA WITH LIGHTING
8. TRAIL CONNECTION
9. PARKING AREA
10. 500 SF PAVILION
11. BENCHES
12. 25 SHADE TREES ALONG THE BACK SIDE OF THE SINGLE FAMILY LOTS

0 60 120 180

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

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

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
COGO FILE:	

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'

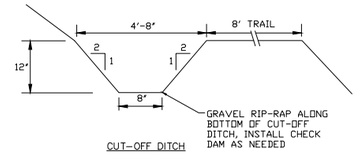
TOWNHOME SITE PLAN

JOB
HH CAD

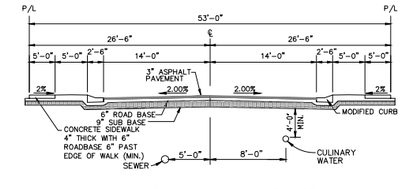
SHEET NO.
2a

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHLAT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS)
3. 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.
4. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
5. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS

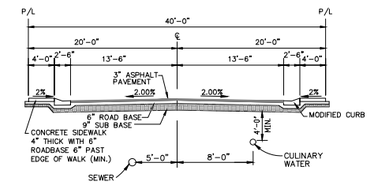


CUT-OFF DITCH
-NTS-



51' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-
GAMBLE OAKS DRIVE AND LOCUST AVENUE

MODIFIED CURB & GUTTER
(APWA TYPE "D")
-NTS-



40' RIGHT-OF-WAY TYPICAL STREET SECTION

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)
0.40%	APPROX. STREET GRADES
	CONST. BLOW-OFF
	CONST. FIRE HYDRANT
	EXISTING FIRE HYDRANT
EX-CB	EXISTING CATCH BASIN
COB	COMBINATION BOX
CI	CURB INLET
SD BOX	STORM DRAIN BOX

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\RYAN BYBEE\Hidden Canyon\dwg\03_GRADING.dwg

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
COGO FILE:	

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

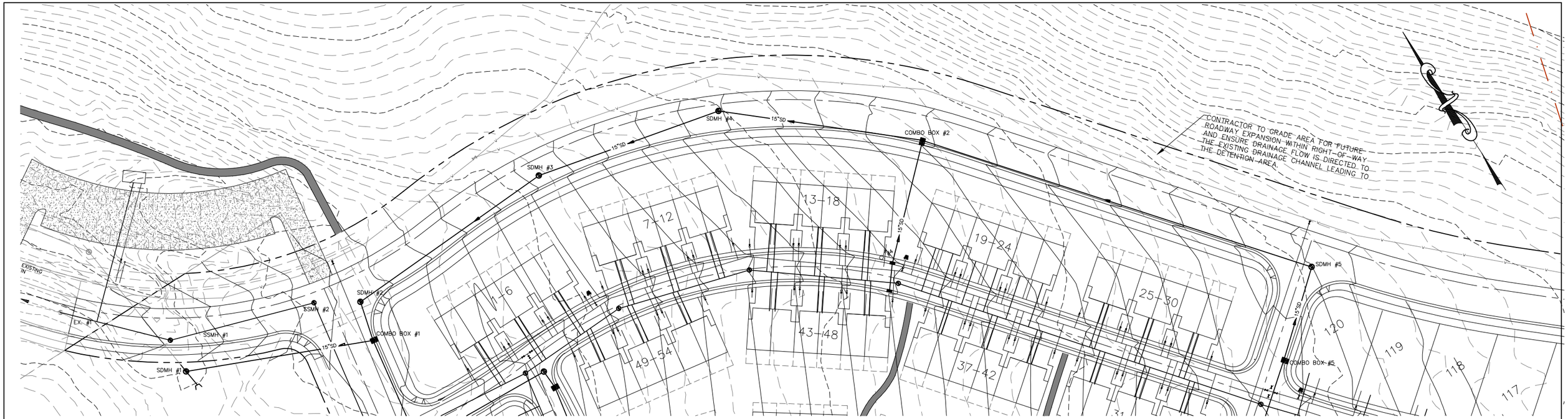
EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

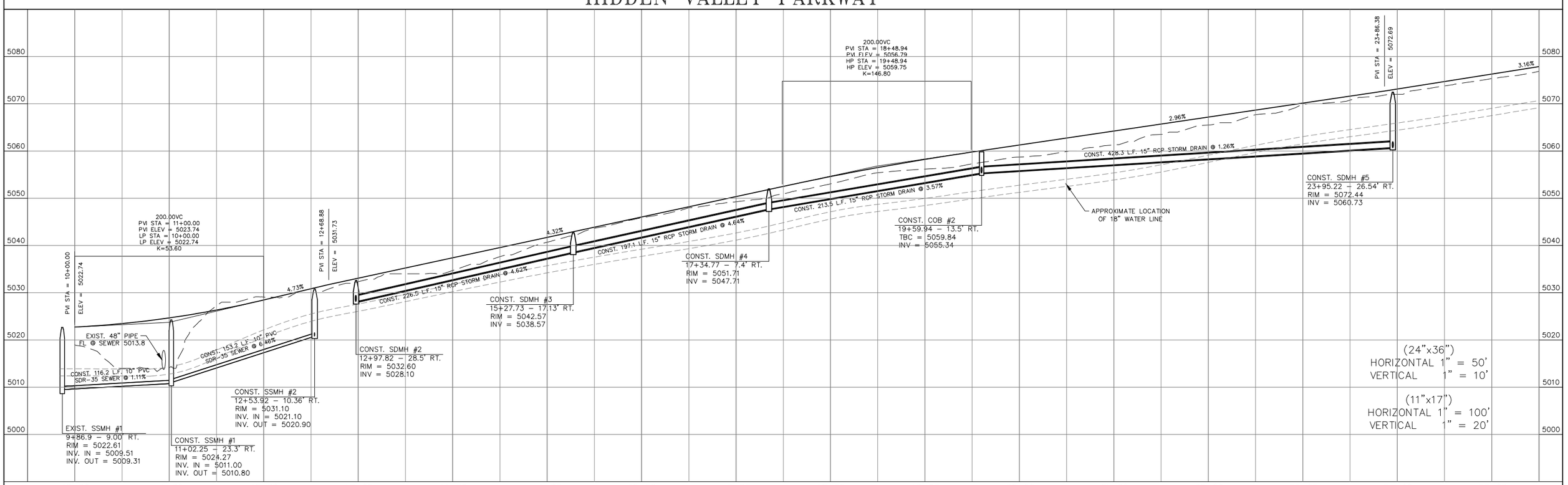
GRADING AND DRAINAGE PLAN

JOB
RYAN

SHEET NO.
3



HIDDEN VALLEY PARKWAY



REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	JGW
2				CHECK BY:	TGT
3				DATE:	12/06/20
4				CADD FILE:	

J:\RYAN BYBEE\Hidden Canyon\dwg\05_PP2.dwg

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

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

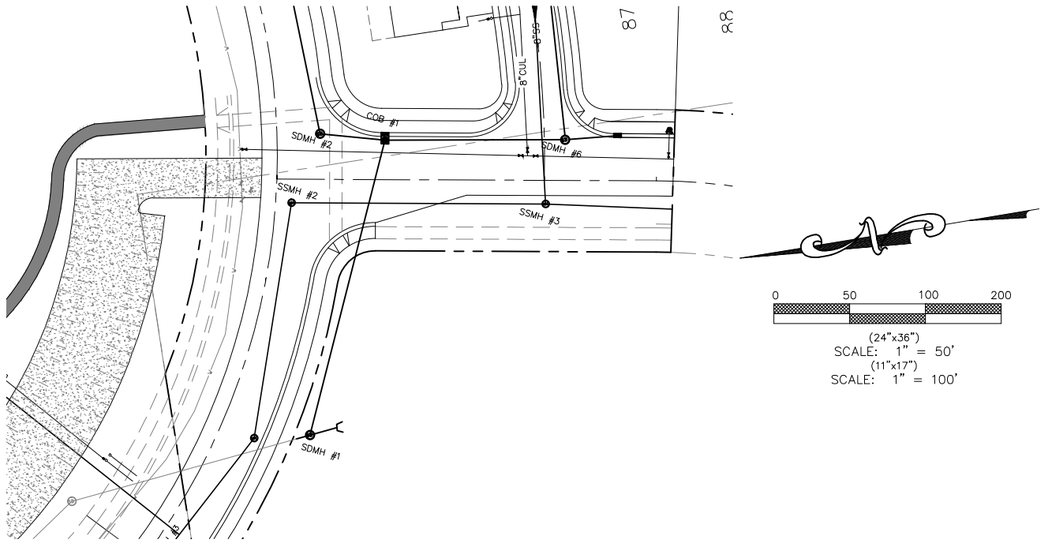
EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

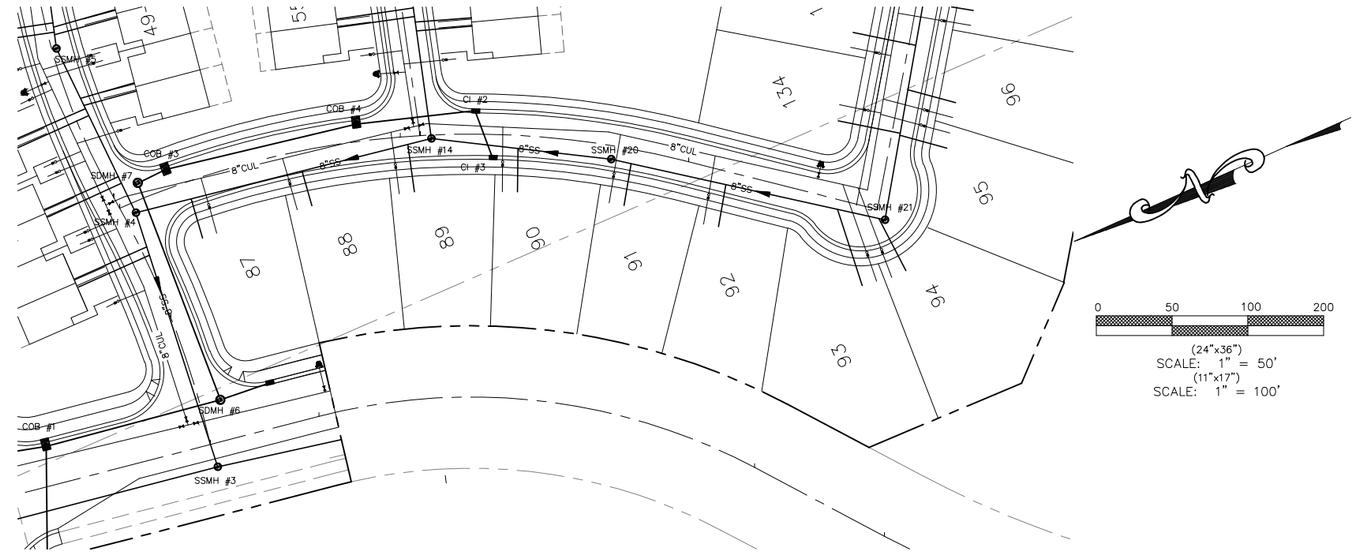
HIDDEN VALLEY PARKWAY
PLAN AND PROFILE

JOB
RYAN

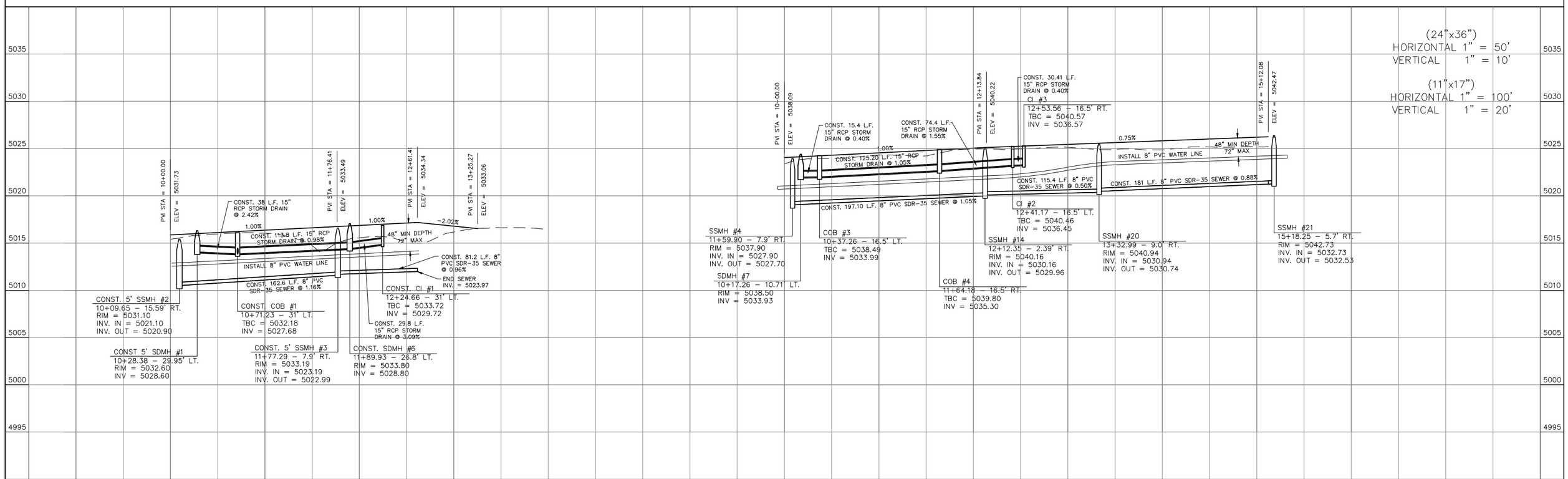
SHEET NO.
4



ROADWAY A



ROADWAY D



REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	11/24/20
4				CDGO FILE:	

J:\RYAN BYBEE\Hidden Canyon\dwg\05_PP2.dwg

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

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

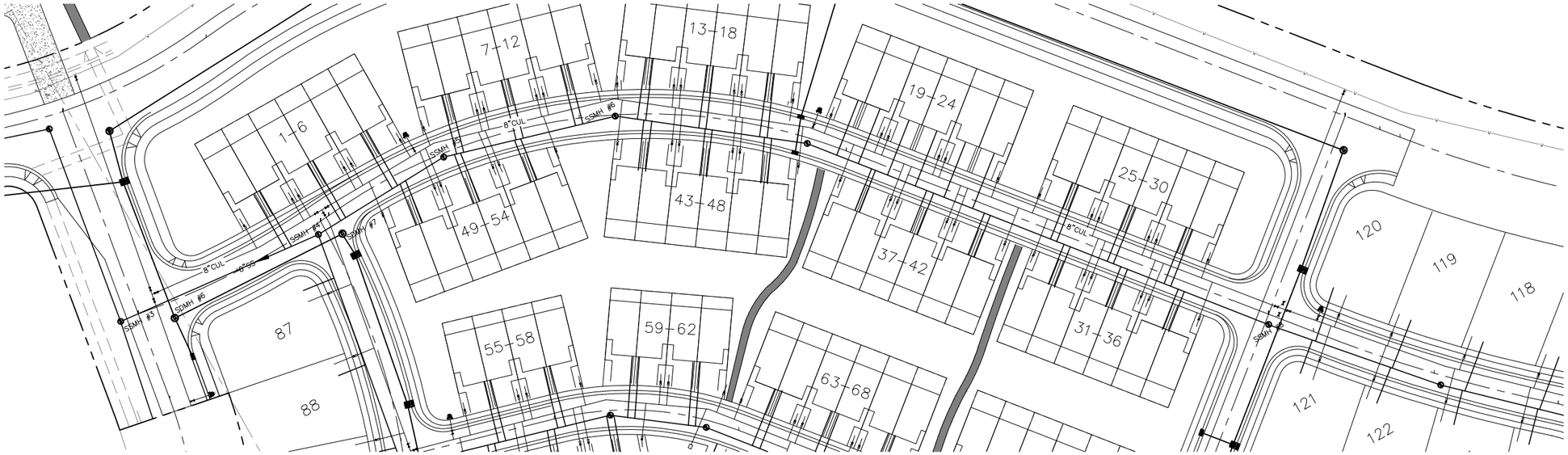
EAGLE MOUNTAIN
UTAH

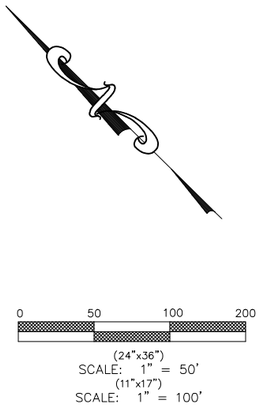
HIDDEN HOLLOW
PHASE 'C'

ROADWAY
PLAN AND PROFILE

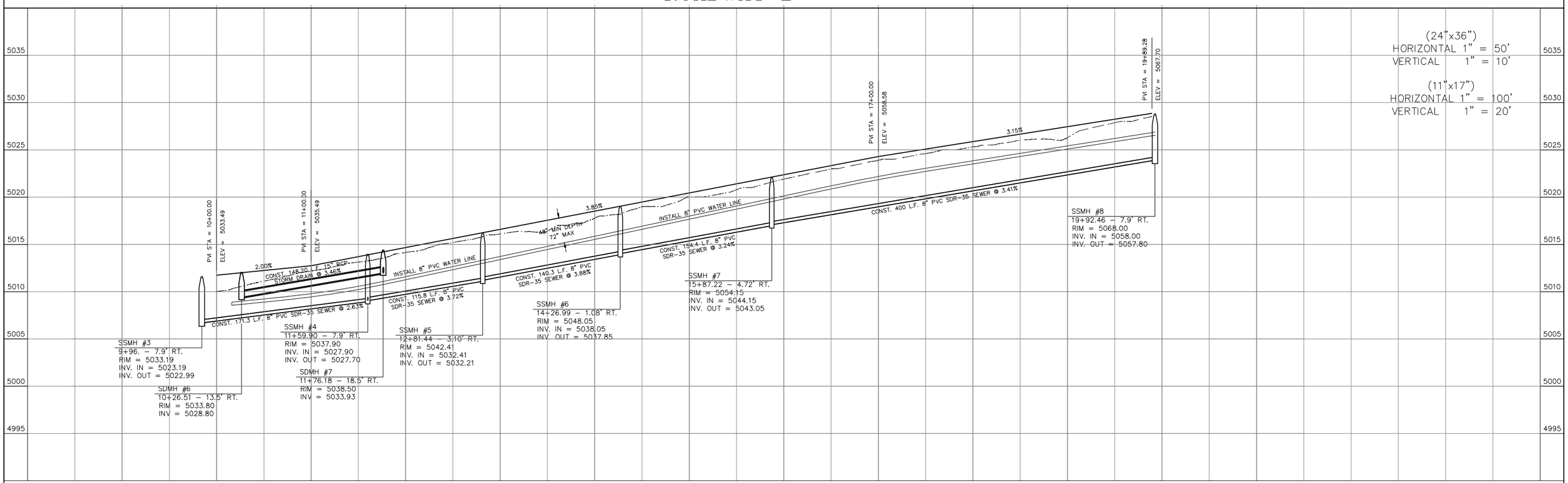
JOB
RYAN

SHEET NO.
5





ROADWAY B



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\RYAN BYBEE\Hidden Canyon\dwg\05_PP2.dwg

DESIGNED BY:	TGT
DRAWN BY:	JGW
CHECK BY:	TGT
DATE:	06/24/20
CDGD FILE:	

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

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

EAGLE MOUNTAIN
UTAH

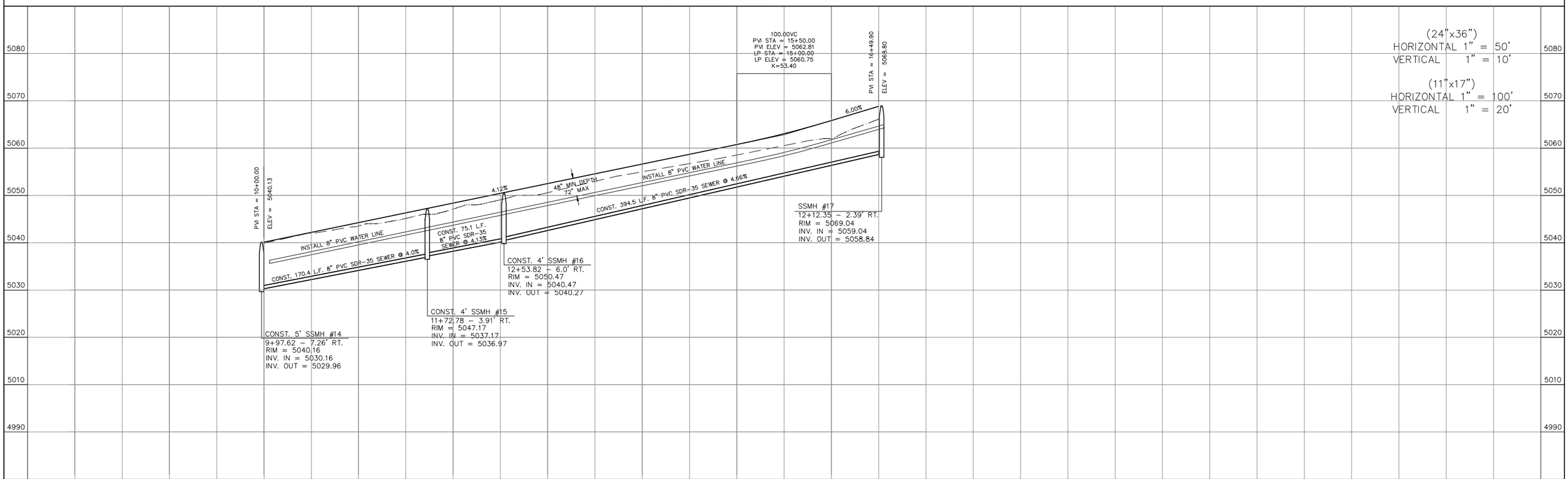
HIDDEN HOLLOW
PHASE 'C'

ROADWAY
PLAN AND PROFILE

JOB
RYAN

SHEET NO.
6

ROADWAY C



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\RYAN BYBEE\Hidden Canyon\dwg\05_PP2.dwg

DESIGNED BY:	TGT
DRAWN BY:	JGW
CHECK BY:	TGT
DATE:	06/24/20
CODO FILE:	

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

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

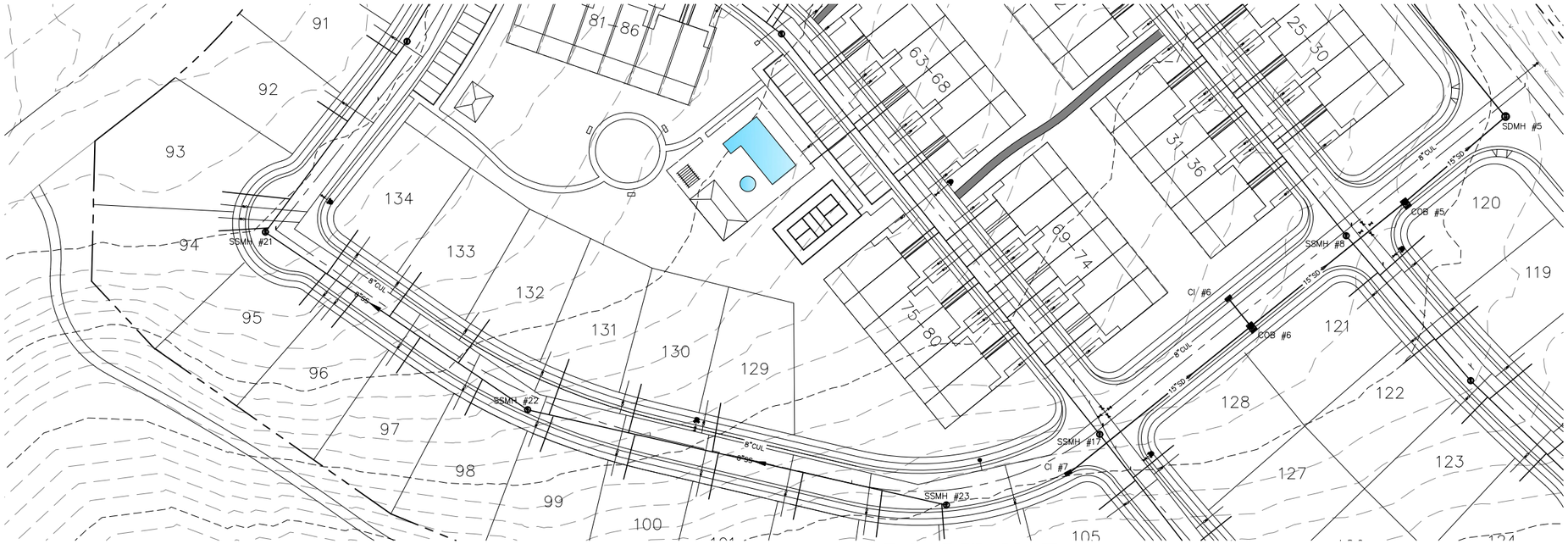
EAGLE MOUNTAIN
UTAH

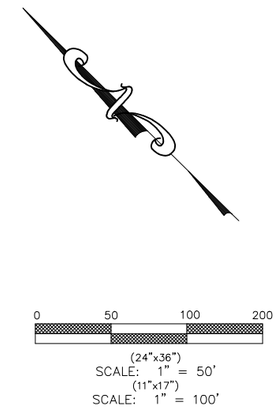
HIDDEN HOLLOW
PHASE 'C'

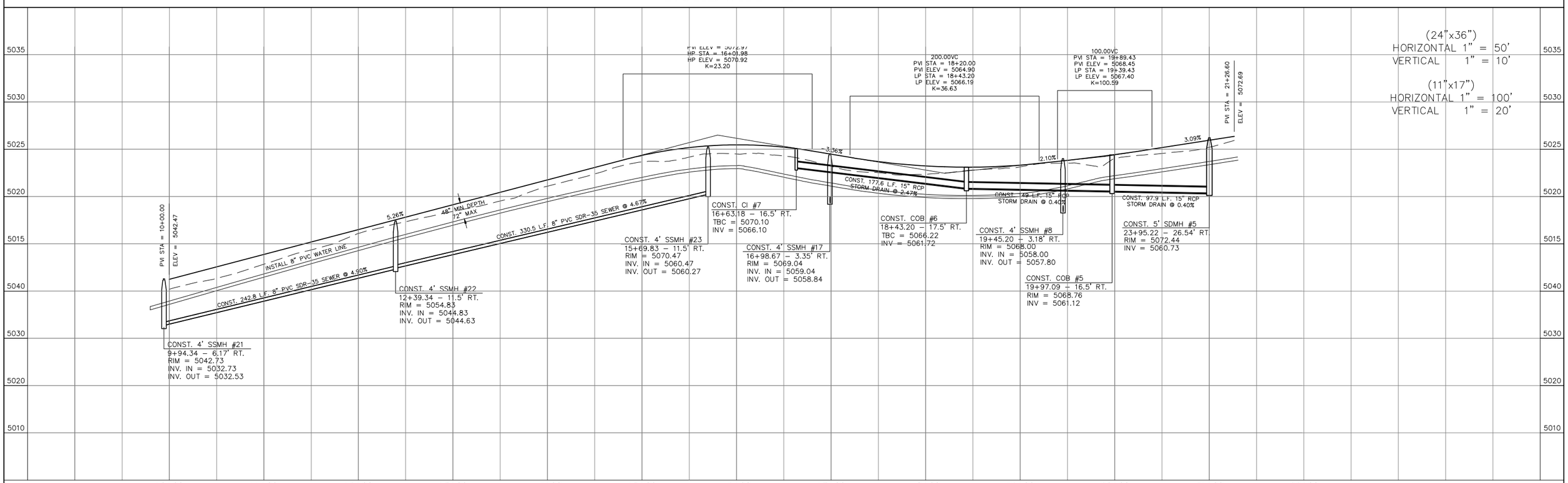
ROADWAY
PLAN AND PROFILE

JOB
RYAN

SHEET NO.
7







REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
CDGO FILE:	

J:\RYAN BYBEE\Hidden Canyon\dwg\05_PP2.dwg

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

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

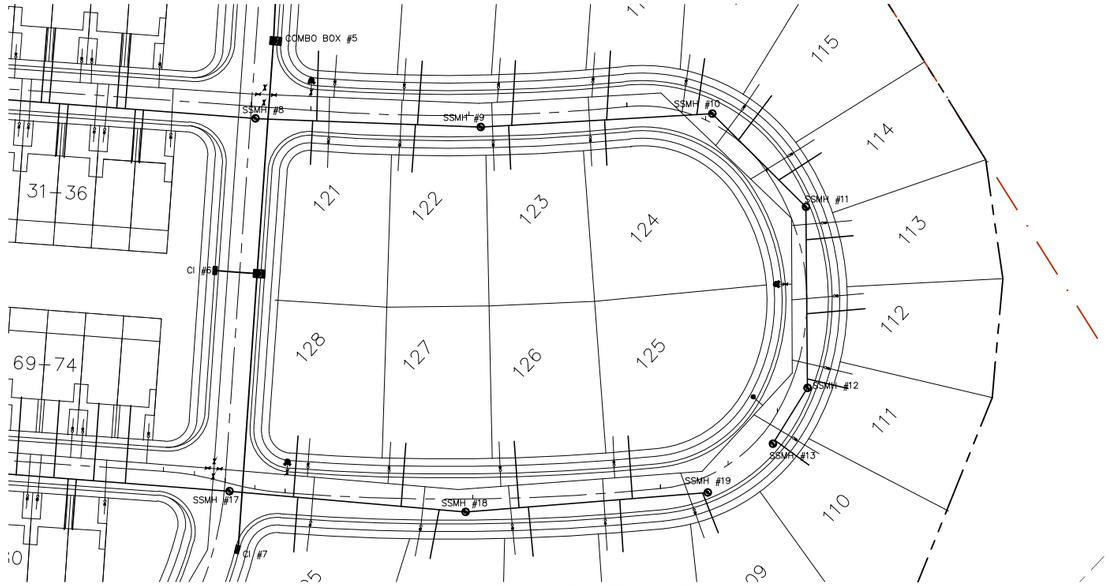
EAGLE MOUNTAIN
UTAH

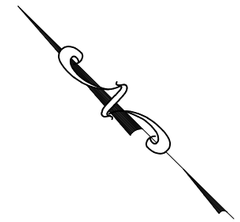
HIDDEN HOLLOW
PHASE 'C'

ROADWAY
PLAN AND PROFILE

JOB
RYAN

SHEET NO.
8



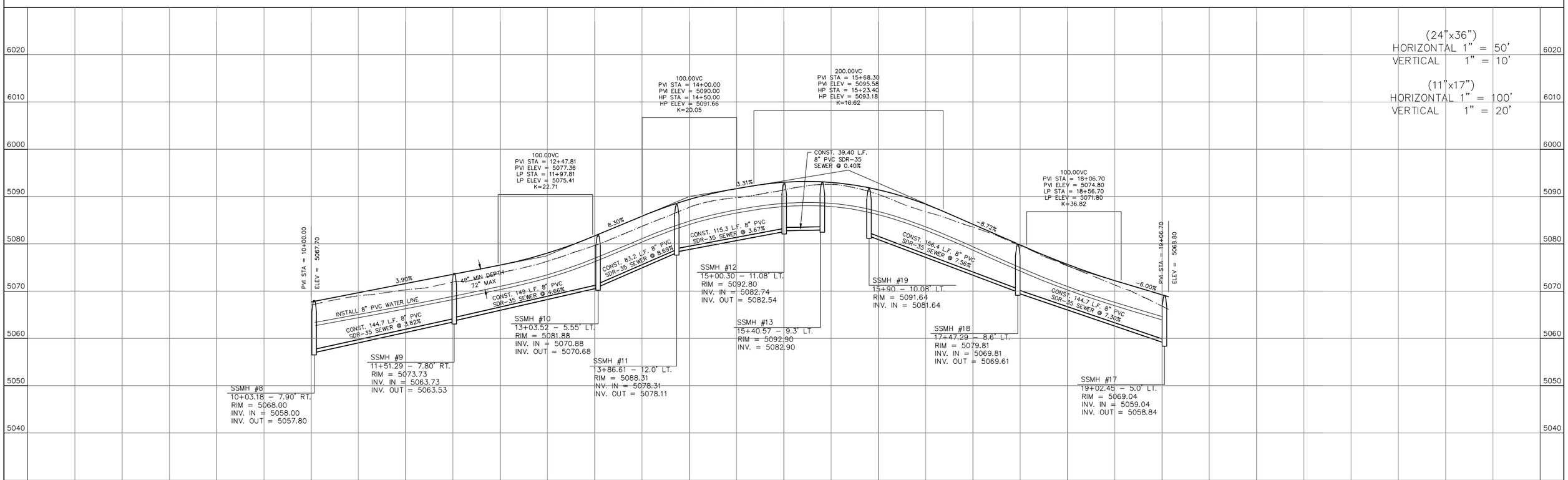


0 50 100 200

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'



REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	JGW
2				CHECK BY:	TGT
3				DATE:	06/24/20
4				CDGO FILE:	

J:\RYAN BYBEE\Hidden Canyon\dwg\05_PP2.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'

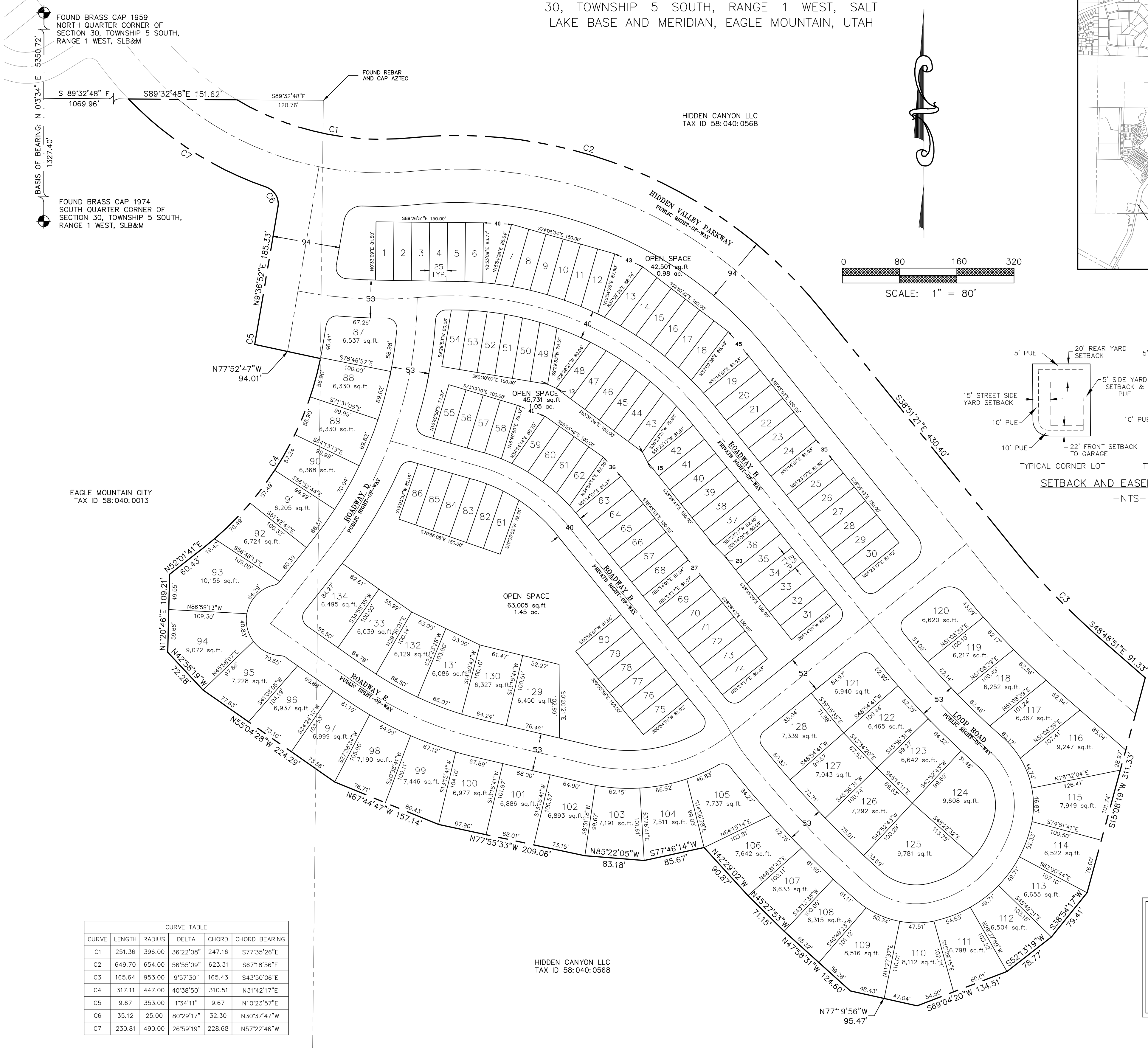
LOOP ROAD
PLAN AND PROFILE

JOB
RYAN

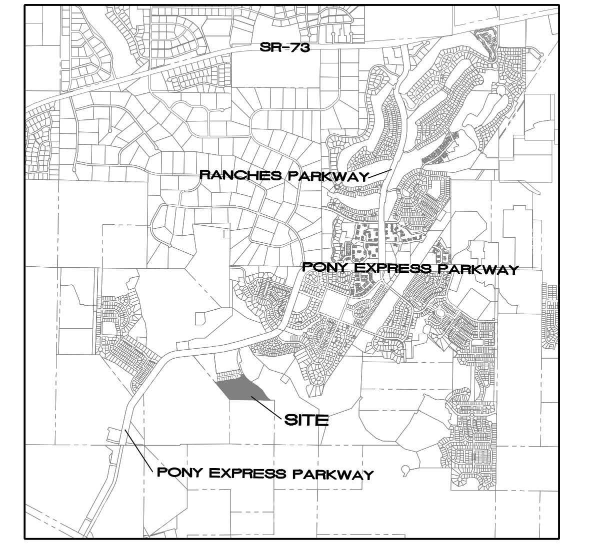
SHEET NO.
9

PRELIMINARY PLAT
HIDDEN HOLLOW PHASE 'C'

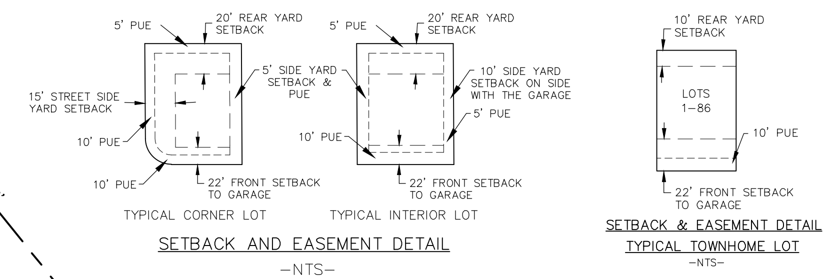
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



0 80 160 320
SCALE: 1" = 80'



VICINITY MAP



SETBACK AND EASEMENT DETAIL
-NTS-

SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	251.36	396.00	36°22'08"	247.16	S77°35'26"E
C2	649.70	654.00	56°55'09"	623.31	S67°18'56"E
C3	165.64	953.00	9°57'30"	165.43	S43°50'06"E
C4	317.11	447.00	40°38'50"	310.51	N31°42'17"E
C5	9.67	353.00	1°34'11"	9.67	N10°23'57"E
C6	35.12	25.00	80°29'17"	32.30	N30°37'47"W
C7	230.81	490.00	26°59'19"	228.68	N57°22'46"W

LAND USE PHASE 'C'

PLAT ACREAGE:	23.86 acres
IMPROVED OPEN SPACE:	1.85 acres
SINGLE FAMILY LOTS:	48 LOTS
AVE. SINGLE FAMILY LOT:	8136 SF
TOWNHOME UNITS:	86 UNITS
TOTAL LOTS:	134 LOTS
LARGEST SINGLE FAMILY LOT:	9,781 SF
SMALLEST SINGLE FAMILY LOT:	6,086 SF
UNIT DENSITY:	5.6 UNITS PER ACRE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 15°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 95.47 feet; thence North 47°58'31" West 124.60 feet; thence North 45°27'53" East 71.15 feet; thence North 42°29'02" West 90.87 feet; thence South 77°46'14" East 85.67 feet; thence North 85°22'05" West 83.18 feet; thence North 77°55'33" West 209.06 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 318.65 feet along the arc of a 447.00 foot radius curve to the left, through a central angle of 40°50'39", the chord of which bears North 31°36'22" East 311.95 feet; thence North 78°48'57" West 94.00 feet; thence North 09°36'52" East 185.33 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: 23.86 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 an the inhabitants thereof.

OWNER(S):
PRINTED

AUTHORIZED SIGNATURES

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 an hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____day of_________, 20

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST BY CITY RECORDER
(See Seal Below)

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

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

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 Distract 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 my 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-land 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 initial 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 decreases 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.

_____

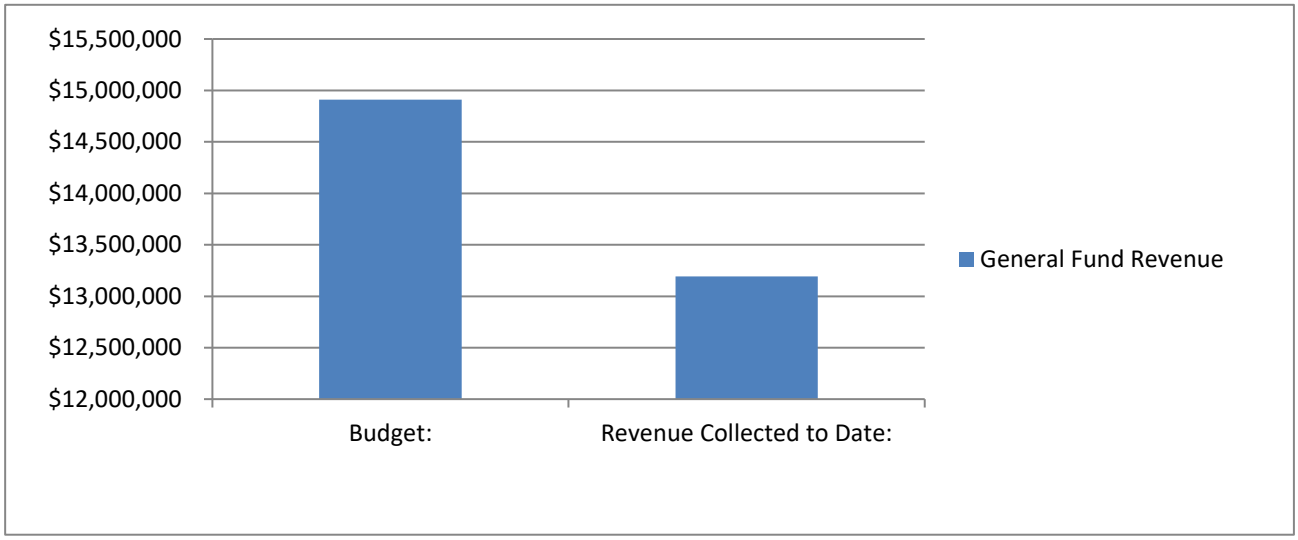
Steve Mumford, AICP
Assistant City Administrator/Community Development Director

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through January 2021

GENERAL FUND

General Fund Revenues

Budget:	$	14,909,749
Revenue Collected to Date:	$	13,193,300
Percent of Total Budget Collected:		88%
Percent of Year Completed:		58%



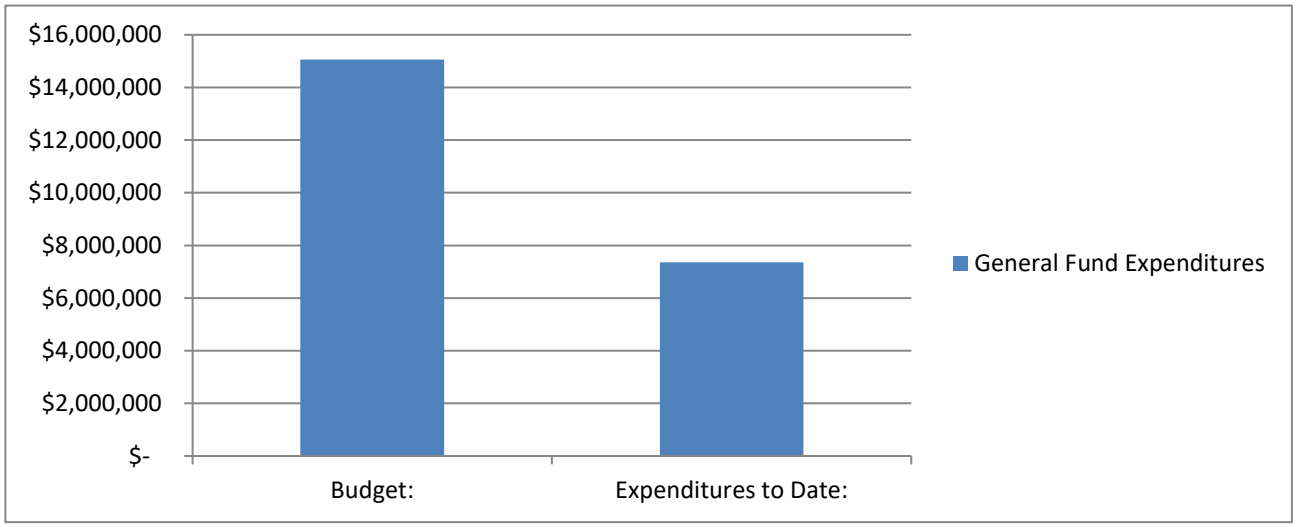
Revenue Analysis

Major Revenue Sources	Budget	To Date	% Collected
Property Taxes:	$ 1,880,000	$ 2,063,929	109.78%
Sales and Use Tax:	$ 4,500,000	$ 3,934,565	87.43%
Energy Tax:	$ 1,200,000	$ 1,046,467	87.21%
Class B&C Road Fund Allotment	$ 1,300,000	$ 1,192,630	91.74%
Development:	$ 3,722,900.00	$ 3,340,846.57	89.74%

Note:

General Fund Expenditures

Budget:	$	15,054,750
Expenditures to Date:	$	7,356,714
Percent of Total Budget Expended:		49%
Percent of Year Completed:		58%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$ 2,359,381	$ 1,197,074	51%	58%
Sub 18 - Community Services	$ 1,208,873	$ 489,989	41%	58%
Sub 19 - Non-Departmental	$ 1,525,851	$ 836,597	55%	58%
Sub 21 - Public Safety	$ 3,508,700	$ 1,573,499	45%	58%
Sub 32 - Planning/Zoning	$ 638,952	$ 288,321	45%	58%
Sub 33 - Building	$ 1,093,917	$ 797,706	73%	58%
Sub 41 - Public Works	$ 4,738,096	$ 2,173,529	46%	58%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety:

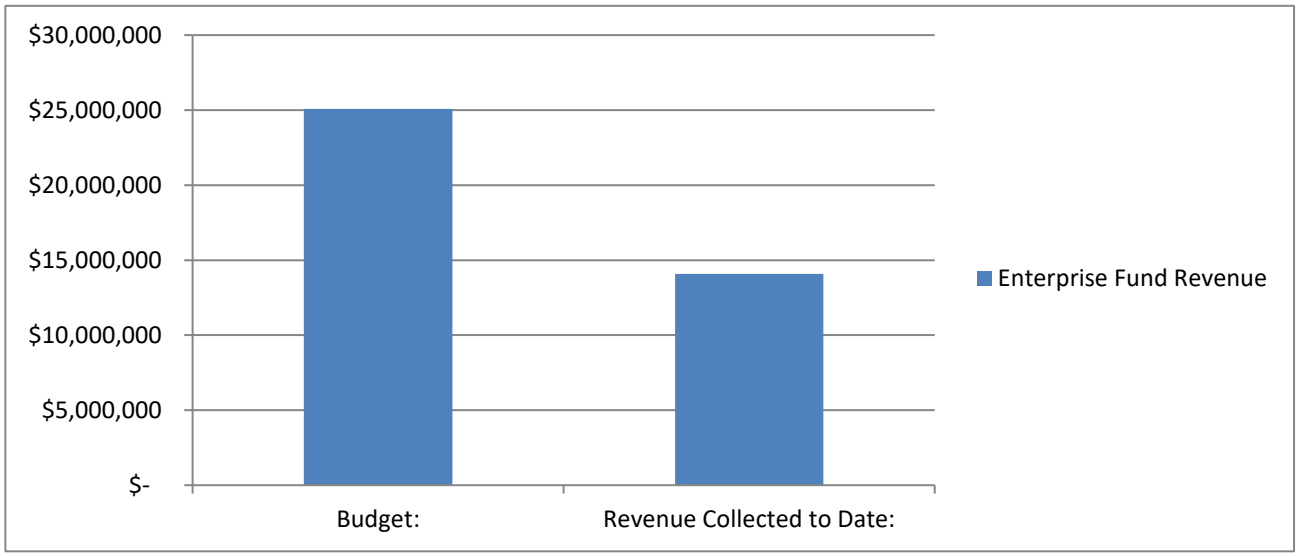
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Public Works:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	25,080,300
Revenue Collected to Date:	$	14,077,646
Percent of Total Budget Collected:		56%
Percent of Year Completed:		58%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	17,522,300	$	9,395,820	54%	58%
Fund 52 - Wastewater Fund	$	5,200,000	$	3,192,142	61%	58%
Fund 57 - Solid Waste Fund	$	1,700,000	$	1,088,906	64%	58%
Fund 59 - Storm Water Fund	$	658,000	$	400,778	61%	58%

Fund 51 - Water Fund:

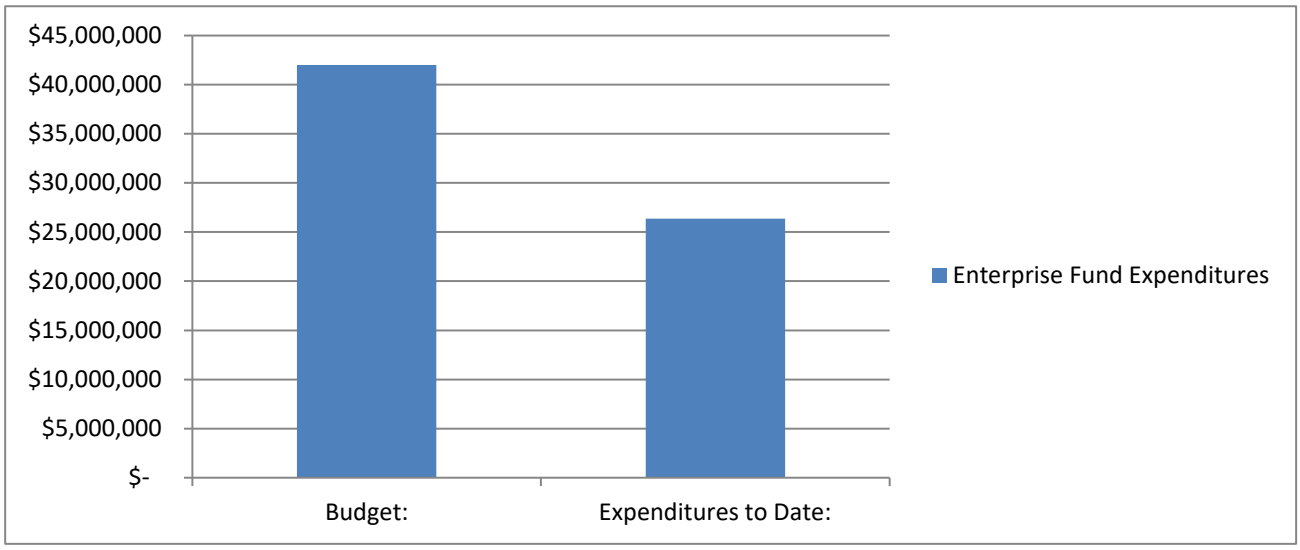
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	41,989,818
Expenditures to Date:	$	26,361,547
Percent of Total Budget Expended:		63%
Percent of Year Completed:		58%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 29,611,753	$ 21,443,885	72%	58%
Fund 52 - Wastewater Fund	$ 9,443,221	$ 3,787,003	40%	58%
Fund 57 - Solid Waste Fund	$ 2,349,052	$ 838,803	36%	58%
Fund 59 - Storm Water Fund	$ 585,792	$ 291,856	50%	58%

Fund 51 - Water Fund: Reflects CWP shares purchased in advance.

Fund 52 - Wastewater Fund: Budgeted large capital purchases and debt service payments not reflected.

Fund 57 - Solid Waste Fund: Budgeted capital items not reflected.

Fund 59 - Storm Water Fund:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 1/31/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/21**
11 - Water Impact Fee Fund	$12,405,608	$9,958,135	$2,447,473	$4,462,666
12 - Wastewater Impact Fee Fund	$1,837,872	$893,315	$944,557	$1,582,204
15 - Parks/Trails Impact Fee Fund	$4,582,710	$1,338,517	$3,244,193	$4,441,233
17 -Stormwater Impact Fee Fund	$1,849,822	$41,168	$1,808,653	$2,015,760
18 -Transportation Impact Fee Fund	$3,642,466	$4,145,925	($503,459)	$308,546

****Available balance + the average of the future facilities impact fee collected and projected out.**

CITY PROJECT STATUS

Aviator Ave./EM Blvd. Traffic Signal	Bid Award 9/15 - Construction Stage
Lone Tree Parkway Traffic Signal	RFP to go out soon
CD Bldg Wash Bay	Completed
CW Park Improvements	Materials Purchased - to be started in fall.
Smith Ranch Park Improvements	Planning Stage
Woodhaven Park Improvements	Planning Stage
UB Office Remodel	Under construction 2/3 complete. Expected completion date 2/14/2021
Asphalt CDB Yard	Planning Stage
Steel Building at CDB	Planning Stage
Airport Road	Planning Stage
PE Parkway Expansion (Midvalley to EM Blvd)	Planning Stage
Library Expansion	Completed

***Unaudited figures - adjusting entries will be done throughout the fiscal year.**

UPCOMING AGENDA ITEMS

March 2
O'Reilly Auto Parts – Discussion Item
The Pinnacles (Formerly B&H) – Discussion Item

March 30 – Joint Meeting with Planning Commission
Density Increase Requests
General Plan Review

Other Projects
La Petite Pet Grooming – Conditional Use Permit
Sunset Flats – Amended Preliminary Plat
Stratton Estates
Distance Requirements for Multifamily Amenities
Garage Door Prominence – Code Amendment
Community District Node Overlay – Code Amendment
Accessory Apartments – Code Amendment
Community Mailbox Turnouts – Code Amendment
Street Overlay Requirements – Code Amendment
Commercial Zoning in The Ranches