



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 22nd 2019 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
 - A. December 11th 2018
 - B. January 8th 2019
4. Action and Advisory Items
 - A. Arrival Amended Master Development Plan, Public Hearing; Action Item
An applicant proposal to amend a master plan, making changes to the park, and amending the trail system within the development.
 - B. Skyline Ridge Phase 2 Plats 5&6, Preliminary Plat, Public Hearing; Action Item
This application is for a preliminary plat that contains 2 final plats. Plat 5 consists of 20 lots and Plat 6 consists of 23 lots for a total of 43 lots with an overall density of 2.98 DU/AC.
 - C. The Landing Phase 4 Preliminary Plat, Public Hearing; Action Item:
This application is for a preliminary plat that contains 31 lots on 6.55 acres for an overall density of 4.74 DU/AC
 - D. Sign Code (17.80.120) development code amendment, Public Hearing; Action Item:
A staff proposed development code amendment regulating School Monument Signs
 - E. Commercial (17.35.040) and Off-Street Parking (17.55.120) Development Code Amendments Public Hearing; Action Items:
Staff proposed development code amendments allowing for meeting room/reception uses within the commercial zone, and defining off-street parking requirements for meeting room/reception uses
5. Next scheduled meeting: February 12th 2019
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

December 11, 2018, 6:00 p.m.

Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson.

OFFICIALS PRESENT: Councilmembers Melissa Clark and Donna Burnham

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; Lianne Pengra, Recording Secretary

Commissioner Everett opened the meeting at 6:00 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

A. November 13, 2018

MOTION: *Rich Wood moved to approve the November 13, 2018, meeting minutes. Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

4. Election of Planning Commission Chair and Vice-Chair

MOTION: *Rich Wood moved to elect Matthew Everett as Planning Commission Chair. Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

MOTION: *Jared Gray moved to elect Rich Wood as Planning Commission Vice-Chair. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

5. Action and Advisory Items

A. Clark Hobby Breeder/Kennel License, Public Hearing; Action Item:

Planner Tayler Jensen presented an application for a kennel license to allow Brittany Clark to board dogs in her home. She currently has three dogs and is requesting approval to board five additional dogs in her home. Her request also includes exceptions to the required outdoor dog runs, and required national registry documentation.

Mr. Jensen said the Municipal Code states kennels are defined as any lot wherein five or more dogs over 4 months of age are kept or maintained for any purpose including boarding, breeding, buying, grooming, letting for hire, training for fee, or selling, and are only allowed within the Agriculture Zone. He stated hobby breeder licenses are permitted in residential neighborhoods and allow up to eight dogs on the property. He explained the application does not fit precisely in either the hobby breeder or kennel definition.

Mr. Jensen explained the proposed five-day limitation is an arbitrary number and the Commissioners can update that number as they see fit. Commissioner Wood stated that as long as the dogs have a controlled environment with ample room, the length of stay is not important. Commissioner Wright expressed concerns regarding enforcement of that condition.

Mr. Jensen stated the hobby breeder portion of the license requires outdoor dog runs to allow the animals to exercise individually. As the applicant is not breeding dogs, she is requesting an exception to that requirement.

Commissioner Wood asked how the application was noticed to the public. Mr. Jensen said 99 notices were mailed, which covers all properties within 600 feet of the applicant's home. The Planning Department did not receive any comments for or against the license application.

Ms. Clark explained that she has watched dogs while their owners are on vacation, and applied for the license to continue, once she realized it was required. She stated she watches a variety of breeds for \$10 per day, per dog. The dogs have separate kennels and are fed in their kennels to avoid food aggression. They are exercised outdoors with supervision, although in the winter, the dogs do not spend much time outdoors; Ms. Clark plays and interacts with the dogs inside for exercise. She has spoken with her neighbors and has not received any negative feedback. She stated she requires dog owners to provide proof that all state-required vaccinations are up to date.

Ms. Clark said she has had a maximum of nine dogs at one time, and she determined that was too high a number for the available space, which is the reason for the requested eight dog limit. She stated she averages one to two dogs every month. Commissioner Everett asked if limiting the number to eight dogs is a small enough limitation. Ms. Clark said she limits the number of dogs based on the breeds she watches. If they have a large, high-energy dog such as a Great Dane, she would not allow the full amount of eight dogs during that period.

Commissioner Everett asked Ms. Clark if the time limit of five days was agreeable. She stated most dog owners will leave for up to two weeks, and would prefer a limit of fourteen days. She has not had any requests for dog boarding for more than two weeks.

Commissioner Wood asked how much time the dogs spend in their kennels, how she prevents the spread of disease, and how she mitigates noise. He also expressed concerns regarding the use of travel-size kennels. Ms. Clark clarified that the dogs rarely come with travel-size kennels, and stated the dogs do not spend more than three hours at a time in kennels during the day. The dogs

are only in kennels during daytime hours if she needs to leave the home for an errand. She explained the dog owners bring kennels, food, and dishes, which negates the possibility of any cross contamination. Regarding noise, the dogs are rarely outdoors alone, and if they bark, she brings them inside.

Commissioner Everett opened the public hearing at 6:30 p.m. As there were no comments, he closed the hearing.

Commissioner Wood stated Municipal Code standards for the hobby breeder permit should be used for this application until a better code is in place. He expressed concerns regarding the size of the home, the sizes and breeds of the dogs on the property, and the use of travel-size kennels. He explained he believes seven dogs would be disruptive to neighbors and would cause unsanitary conditions in the home. He stated the dogs need to have a designated area, versus being allowed throughout the home, and expressed concerns regarding setting a precedent in allowing this number of dogs in small lots. He said Agricultural zones are more conducive to this use.

Commissioner Wright expressed concerns regarding the space available, and if it would allow for separation of the dogs, as well as space for them to relax and exercise. He does not think this property is large enough.

Commissioner Wood said he is not opposed to approving this application, even though it is not in the Agriculture zone, but stated that guidelines need to be in place.

Commissioner Gray said as the Municipal Code currently stands, the Planning Commission can discuss each application individually. He stated a maximum of seven dogs is reasonable, and limits can be set on the size of the dogs. He stated he would prefer conditions based on the size and breed of dogs.

Commissioner Wood asked if approving this specific application would set precedent for future applications. Mr. Jensen said that is not likely. He explained a hobby breeder license, which allows the applicant to own up to eight dogs, would be permitted on this property. He stated a kennel license allows the homeowner to board five or more dogs, but does not have a cap.

Discussion ensued on potential conditions that specifically spoke to size and breeds of dogs.

Commissioner Everett stated any conditions that the Planning Commission places are only enforceable if complaints are made. He said not having any comments after sending out 99 notices is telling, and he appreciated the applicant coming to the Planning Commission of her own volition. He stated he is comfortable with limiting the total dogs on property to seven, and said a time limit of two weeks is appropriate. He agreed that the dogs should have up-to-date vaccines, per State law, to protect the animals and ensure a safe environment.

Commissioner Gray stated he is comfortable approving this application as long as staff updates Municipal Code to define dog sizes and breeds. He asked for staff's opinion on the time limit condition. Mr. Jensen said staff is working on this section of the Code, and the City intends for this license to allow for short-term stays. The Commissioners agreed that fourteen days is reasonable, as there is not a set definition for short-term stays.

Commissioner Wood asked if the applicant is subject to the hobby breeder permit portion of the Municipal Code. Mr. Jensen confirmed the applicant is subject to the Code, and explained that staff reviewed the application based on the hobby breeder permit portion of the Code.

MOTION: ***Rich Wood moved to approve the Clark hobby breeder/kennel license, with the following conditions:***

- 1. The applicant receives and maintains a valid business license;***
- 2. The applicant shall not own more than four dogs;***
- 3. At no time may more than seven dogs (including those owned by the applicant) be located on the property;***
- 4. No dog may be watched for more than 14 days at a time;***
- 5. The applicant shall ensure owners of all dogs watched provide proof of rabies certificates and all State-required vaccines; and***
- 6. No external dog runs are required.***

Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

B. Development Code Amendment (17.38) , Code Amendment, Public Hearing; Action Item:

Mr. Jensen presented the applicant-proposed request to amend the Commercial Storage Zone to allow for additional moving trucks in front of walls at moving and storage facilities and businesses. The proposed amendment removes the limit of six moving vehicles, and instead states the number of allowed vehicles is only limited by the design of the facility and available space. The amendment also states the parking plans must be approved by the Planning Director or their assignee.

Commissioner Gray asked who determines if the design of the facility warrants additional vehicles. Mr. Jensen said a conditional use permit would still be required, so the Planning Commission would review all applications.

Commissioner Wood asked if "design of facility" needs to be defined. Mr. Jensen said that staff did not draft the amendment, and stated applications should still require Planning Commission approval.

Dave Hall with Sunset Storage said his property is located in the Industrial zone and the denied application for moving vehicle parking in the Ridley's parking lot was located in a Commercial zone. He explained there is a 1700-square foot area to park the moving trailers, and there is adequate room to park and move vehicles as needed without blocking traffic flow.

Mr. Hall stated the moving trailers are rented out 24 hours a day. As such, customers drop off moving trailers at night, and staff is not on the premises to ensure trailers are placed correctly. Customers also need to pick up moving trailers when the business is closed, so having vehicles placed in the front of the storage lot is more convenient. He explained the layout of the parking area and the location of curbs and asphalt. He said his property would meet Municipal Code if a wall was built, but he prefers to not build a wall, as customers would likely back in to it.

Commissioner Wright asked what the property setbacks are. Mr. Jensen said adjoining Commercial properties have a maximum setback; there are no minimum setbacks or buffers. Mr. Jensen clarified that the property in question is Commercial, not Industrial. Staff considers the

property to be zoned Commercial Storage, as the Commercial zone does not allow storage facilities; this facility was grandfathered in through past approvals.

Commissioner Everett asked how many trailers would fit at the location, if no restrictions were in place. Mr. Hall said fourteen would fit, and that most people who drop off trailers at night will park in the designated spots.

Commissioner Wright asked staff what the purpose of the current reading of the Municipal Code is. He stated the proposed amendment does not address a problem that exists for the Planning Commission; it addresses a problem that exists for the applicant. Mr. Jensen said the wording is in place for visual preference and to keep properties orderly.

Commissioner Wood said the applicant is not meeting the current or proposed Municipal Code, as the property does not have designated parking stalls.

Commissioner Gray expressed concerns regarding visibility, and stated he prefers to limit parking to twenty feet from the entrance. He does not want to allow moving trucks to park along sidewalks, as that can offer dark spaces for people to hide.

Mr. Jensen clarified that the clear vision triangle of 30 feet applies to all vehicle parking and fences, City-wide. Nothing over three feet high is allowed within that triangle. He stated the Planning Commission should consider the amendment outside of the site under discussion, but did inform the Commissioners the approved landscaping plan for the site shows the current parking area as grass, and also shows a future connection to the property to the south, which is not there currently.

Discussion ensued regarding businesses renting out parking stalls to moving companies for trailer storage. Mr. Jensen confirmed that only six trailers total, regardless of the moving company brand, are allowed on the Ridley's parking lot.

Commissioner Everett opened the public hearing at 7:20 p.m. As there were no comments, he closed the hearing.

Commissioner Wright said limiting the number of allowed trailers to six keeps the City clean. He stated the property under discussion can store additional trailers behind fencing; the purpose of allowing the six trailers is to advertise and display vehicles, not to park the entire fleet. He does not see a need for the amendment.

Commissioner Wood agreed that the amendment is not necessary, since the applicant is not following the current or proposed Municipal Code. He said the parking stalls are not marked and expressed doubt that the Code would be followed if the amendment is approved.

Commissioner Gray said the amendment allows the Planning Commission to determine the appropriate number of vehicles on a case-by-case basis. The Commission could limit a business to a lesser number, if six is too high.

Commissioner Everett said the proposed language is too ambiguous, and asked if the Planning Commission should differentiate between motorized and non-motorized vehicles.

Discussion ensued regarding the applicant's approved site plan, and the fact that the current parking does not meet the Municipal Code.

Commissioner Wright said the current wording of the Municipal Code is to allow companies to advertise. He said it is not to allow for picking up and dropping off moving vehicles. Commissioner Wood disagreed and stated his belief that the wording is to allow companies to receive vehicles. He said "display" may need to be changed to "park," and his biggest concern is that vehicles need to be parked in designated parking stalls.

The Commissioners discussed the need for the amendment and if it addresses a current problem within the City as a whole, versus a problem for the applicant.

Commissioner Gray said he likes the amendment, as it allows the Planning Commission to determine the appropriate number of vehicles for individual properties. Commissioner Everett stated he preferred to recommend denial to the City Council, as the amendment does not address a current problem within the City.

MOTION: *Brett Wright moved to recommend denial of Development Code Amendment 17.38 to the City Council. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. Those voting nay: Jared Gray. The motion passed with a vote of 4:1.*

C. Scenic Mountain Phase B, Preliminary Plat, Site Plan, Conditional Use Permit, Public Hearing; Action Item:

Mr. Jensen presented the preliminary plat, site plan, and conditional use permit for Scenic Mountain Phase B. He said the proposal is for forty townhomes in the Townhome Pod of the master development plan. He said the item was tabled on September 11, 2018, until the applicant provided applications for a site plan and a conditional use permit, a plan showing buildable areas, an updated traffic study, and updated elevations. All of those items have been submitted.

Mr. Jensen stated density is an item of consideration for the Planning Commission. He explained the original master development plan allowed for a maximum density of 8.23 dwelling units per acre. The applicant sold more land to UDOT than they anticipated, so in order to include the forty townhomes originally approved, the density has been raised to 9.38 dwelling units per acre in that pod. The master development plan included up to 94 single-family units, but only 80 units are platted. With the additional five units in the townhome pod, the overall total number of units is nine fewer than what was approved. He explained the master development agreement states the developer may modify the planning areas to accommodate a relatively similar mix of uses, and the property shall not exceed an average of 10.15 dwelling units per acre; staff feels the proposed plan meets the spirit of the master development agreement. He explained the location is along a freeway, and an additional five units will not be detrimental to the character of the area.

Mr. Jensen presented the proposed elevations of the townhomes, as well as the clubhouse. He stated staff likes the elevations, but additional pop-outs or bay windows would be appropriate on side elevations facing the public right of way. The proposed clubhouse is a two-story structure with a pool, and has Hardie board and rock all around.

Commissioner Gray asked if additional high density would be added later in the project, and if the Mount Saratoga project borders Scenic Mountain. Mr. Jensen stated additional units might be built in the Flex Use pod, but staff is requesting office or commercial use be placed there. Staff is working with Saratoga Springs on a potential road connection between the projects.

Community Development Director Steve Mumford said the Mount Saratoga plan shows a potential or possible future connection in that area. He explained there is also a potential connection in the north end of the Porter's Crossing project.

Commissioner Gray expressed concerns regarding traffic if a connection is made from Mount Saratoga to Scenic Mountain. Commissioner Everett said the traffic study shows a performance level D in the morning hours. He said a connection could potentially relieve some traffic leaving the area. Mr. Mumford said a traffic study will be completed before a road is put in. The intent is to not draw Saratoga Springs traffic into Eagle Mountain.

Commissioner Wood asked if the road connecting to Wride Memorial Highway will have a continuous right turn. Mr. Mumford said the applicant can speak to that, as they are working with UDOT.

Dale Young with Fieldstone Homes explained the updated traffic study was in response to the plan's change to one access, instead of two right-in, right-out accesses onto Wride Memorial Highway. He said the access permit from UDOT requires a deceleration lane heading east with an extended barrier to prevent left turns. The acceleration lane is 1500 feet long. He said once the freeway is in place, the road will be a frontage road. The on-ramp will be located at Mt. Airey Drive.

Mr. Young said the plans show the possible road connection to Mount Saratoga as open space that will not be landscaped, so residents do not have other expectations for that piece of land. He stated his belief that the connection onto Wride Memorial Highway will relieve traffic on Mt. Airey Drive.

Commissioner Gray expressed concerns regarding the number of homes in the project area. He stated he is opposed to the additional five townhomes. He said UDOT purchased the additional 7.5 acres of land; Fieldstone Homes did not give the land away. He stated that it is not the Planning Commission's responsibility to allow for additional density, due to Fieldstone not utilizing the approved density in other areas.

Mr. Young said the master development plan designated what would be built before any development happened, and UDOT purchased 0.35 acres more than was planned for.

Commissioner Wright asked if the proposal fits the intent of the master development plan, and if the City is obligated to approve the plan. Mr. Jensen said staff feels it meets the intent. He explained the additional density is going in by a freeway, and is being concentrated away from single-family homes.

Commissioner Wood said the City has to allow an overall density up to 10.15 dwelling units per acre throughout the whole plan.

Mr. Young explained the master development agreement was written to allow for potential changes such as this. He said the changes are within the parameters of the master development agreement, as they are well under the 10.15 dwelling units per acre within the project.

Commissioner Gray said the proposed location is appropriate for high-density, but he believes regarding the specific parcel under discussion, 8.23 dwelling units per acre is the maximum density allowed, not the 9.38 dwelling units per acre requested. Mr. Jensen explained the applicants are decreasing the density of Planning Area 1 and increasing the density in Planning Area 2. The applicants feel they are within the rights given to them in the master development agreement, as the changes are minor. Mr. Young said flex in density is specifically addressed in the master development agreement.

Commissioner Gray said residents do not want more density; he stated his obligation is to support the residents.

Commissioner Wright stated the building facades facing Wride Memorial Highway need to have more architectural interest. Commissioner Wood said adding something as simple as an awning over the rear door can make it look like a front door, instead of a flat wall. He said he does not want these townhomes to look like the Pony Express Townhomes.

Mr. Young said the buildings will not look similar to those on Pony Express, as they are not using stucco around all sides, and the buildings are staggered. He explained the elevation presented is the base plan, and upgrades that buyers can add include pop-outs, a shed roof on the porch, and an enlarged porch. Commissioner Wood stated the units that would look awful if some units had upgrades that others did not. He said the builder should make the decision on the exterior options, not the home buyers. Mr. Young explained it is standard to offer these upgrades to individual buyers.

Mr. Young asked if the design meets Municipal Code. Commissioner Wright said the proposed elevations do not; they need architectural details.

Mr. Young said they are allowed to use vinyl siding or stucco throughout, but they are using stone and other upgraded building products. They have stepped the units in order to avoid having the driveways all on the same plane. He said they can require the upgrade of pop-outs on two of the units along Wride Memorial Highway. Commissioner Wood said the builder needs to make the decision regarding the units' exteriors that face Wride Memorial Highway, because the buyer won't make the correct decision.

Commissioner Anderson said he is concerned that options will be available for buyers and some may choose to upgrade, and others may not. Commissioner Wood said if they do not update the elevation, the applicants will have the same reputation as the Pony Express Townhomes builder.

Commissioner Everett opened the public hearing at 8:19 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked why condition number two, which requires Hurstbourne Drive to connect to Vernham Lane prior to issuing building permits, was in place. He also asked for the reasoning behind condition number four, which requires accesses onto Wride Memorial Highway to have shoulders and center turn lanes. Mr. Jensen explained the road connection condition was included because a second access is required in order to meet Fire Code. He

clarified that the condition pertaining to Wride Memorial Highway should state the applicant comply with the requirements within the UDOT traffic permit.

Commissioner Wood asked if the Commissioners are compelled under Municipal Code to approve the preliminary plat. He said he does not want to recommend approval, but believes the master development agreement allows the requested change. Commissioner Gray stated the preliminary plat complies with the verbiage of the master development agreement, but it exceeds the allowed density.

Commissioner Wright said he feels it would be best to allow 35 units. Commissioner Gray stated the consensus of residents City-wide is to not approve higher density.

MOTION: *Rich Wood moved to approve the Scenic Mountain Phase B conditional use permit. Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

MOTION: *Rich Wood moved to recommend approval of the Scenic Mountain Phase B preliminary plat to the City Council with the following conditions:*

- 1. The site plan and conditional use permit must be approved prior to any building permits being issued;*
- 2. Hurstbourne Drive must connect to Vernham Lane prior to any building permits being issued;*
- 3. The sewer lift station must be maintained by the HOA;*
- 4. The plans must comply with all requirements within UDOT's traffic permit;*
- 5. The townhome elevations must provide additional features such as a pop-out, bay window, or awning on side and rear elevations facing a public ROW;*
- 6. The applicant shall provide model numbers of playground equipment to the Parks and Recreation Director; and*
- 7. The maximum density allowed is 8.23 dwelling units per acre, with a maximum number of 35 units.*

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

D. Cold Springs, Amended Site Plan, Public Hearing; Action Item:

Mr. Jensen presented the amended site plan for the Cold Springs subdivision. He explained the applicant is proposing to amend the approved site plan to remove three existing parking stalls and replace them with a dumpster enclosure. The Municipal Code requires 2.33 parking stalls per unit, for a total of 273 stalls. Currently, there are 290 stalls in the development. Each residence has two dedicated parking stalls, and if the amended site plan is approved, that would not change.

Commissioner Wood asked if the proposal is due to a lack of trash receptacles. Mr. Jensen explained that a resident was upset that his parking stalls were being used for dumpsters, and filed a complaint with the City. Staff informed the HOA that parking stalls could not be removed without an amended site plan approval.

Commissioner Wood stated he is opposed to approving the plan as it currently stands, as it does not fully enclose the dumpster.

Commissioner Everett opened the public hearing at 8:32 p.m. As there were no comments, he closed the hearing.

Commissioner Everett explained he does not have any concerns with adding a dumpster to the area, but does not like the location, as it is in the middle of a line of parking stalls.

Commissioner Gray stated the Commissioners can approve the proposal with the condition that it is located at the end of the line of parking stalls, and is enclosed with a fence or gate.

Commissioner Everett said without the applicant in attendance, tabling the item makes sense to allow the Commissioners to discuss concerns with the applicant at a later meeting.

MOTION: *Rich Wood moved to table the Cold Springs amended site plan to allow the applicant to be in attendance to address Planning Commission concerns. Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

E. Development Code Amendment (17.72), Code Amendment, Public Hearing; Action Item:

Mr. Jensen stated the amendment was drafted at the request of the Fire Marshal, in order to assist in emergency response times. He explained the proposed code requires service drives to meet all fire access requirements, and requires units accessed via a rear service drive have a man door on the garage side of the unit. It also requires the unit to be addressed off the service drive.

Commissioner Everett opened the public hearing at 8:37 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if existing homes could be required to place numbers. Mr. Jensen said the City can request existing homeowners to place numbers, but the amendment only applies to new development.

MOTION: *Brett Wright moved to recommend approval of Development Code Amendment 17.72, as written in the staff report. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

F. Development Code Amendment (17.10), Code Amendment, Public Hearing; Action Item:

Mr. Jensen presented the staff-proposed change to Municipal Code definitions which will clarify that “kitchen” and “wet bar” are different. The definition of “kitchen” is any room and/or other place used, or intended or designed to be used, for cooking or the preparation of food that is at a minimum comprised of a set of fixed cooking facilities other than hot plates or other portable cooking units; includes kitchenettes. The definition of “wet bar” is a bar or serving counter, as in a recreation room, equipped with running water and sink.

Commissioner Everett opened the public hearing at 8:41 p.m. As there were no comments, he closed the hearing.

MOTION: *Jared Gray moved to recommend approval of Development Code Amendment 17.10, as written in the staff report. Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

G. Development Code Amendments (17.25 & 17.30), Code Amendment, Public Hearing; Action Items:

Mr. Mumford stated staff has been working on a proposal to amend the Residential zone to comply with the newly adopted General Plan. He explained future land uses are not zones. The proposed zone names more closely match the future land use categories in the General Plan.

Mr. Mumford said he will research to see if current Residential zones can be automatically rezoned to comparable new zones with the approval of the Development Code amendment. If that is determined to not be legal, the properties will need to be rezoned through the City's process.

Mr. Mumford said the current zoning contains one Residential zone with a bonus density incentive system. The proposed amendment breaks the single zone into more options; developers will need to rezone property to obtain higher density. Residential buffering and transitioning will still be required.

The Rural Residential 1 zone has a minimum lot size of 2.5 acres. Rural Residential 2 has a minimum lot size of 0.5 acres and requires 1,000 square feet per lot to be provided as improved open space.

Commissioner Gray stated that if a 2.5-acre lot is the minimum size allowed, developers will not build larger lots. He said he wants to ensure 5-acre lots are still available within the City. He explained he would like to have a zone that requires larger lots, or require an average lot size and a set percentage of lots being more than 3 acres within the Rural Residential 1 zone. Mr. Mumford said staff did not propose a 5-acre residential zone because Agricultural zones allow that lot size. He explained the General Plan shows Rural Residential 1 with a minimum lot size of 2.5 acres.

Commissioner Wood said he would like variety of lot sizes within the zones. Mr. Mumford said the variety of lot sizes within the rural zones was not as important in staff's opinion, as it is difficult to tell the difference between a 2.5- and 3-acre lot.

Mr. Mumford asked if there is a specific lot size larger than 2.5 acres that is desirable to the Commissioners. Commissioner Gray said he does not prefer a set lot size; he wants variation in the developments. Mr. Mumford said curbs, roads, and corners will provide variation within the developments.

Discussion ensued on curb and gutter in rural areas. Mr. Mumford stated staff prefers all developments have curb and gutter, especially in areas with hillsides.

Commissioner Wood requested the word "sidewalk" be removed from the Rural Residential 1 possible exemptions, in order to allow the City to continue requiring pathways.

Commissioner Wood expressed concerns regarding the ¼-acre minimum lot size in the Foothill Residential zone. He stated the minimum lot size should be 1/3-acre, as that zone contains the City's showcase lots. Commissioner Gray explained that for every ¼-acre lot developed, a ¾-acre lot will need to be developed in order to comply with the required average of ½-acre. He said he does not think many ¼-acre lots will be developed. Commissioners Anderson and Wright stated their preference for 1/3-acre lot minimums.

Mr. Mumford explained that said Neighborhood Residential 1 zone has larger lots than Neighborhood Residential 2. He stated the Neighborhood Residential 2 zone would contain the typical standard residential lots, and that development will mainly be within the Neighborhood Residential 1 zone. Commissioner Gray said he believes the Neighborhood Residential 2 zone will be the most developed, and he would like to change the minimum lot size to 8,000 square feet in that zone.

Commissioner Wood asked if it would be better to set specific lot sizes that do not overlap between zones. He stated that the Neighborhood Residential 1 zone should allow three to six dwelling units per acre, and Neighborhood Residential 2 should have a minimum lot size of 0.15 acres with all multifamily development prohibited. He expressed concerns with allowing multifamily units in single-family home developments. He stated having both types of homes in an area causes many problems.

Commissioner Gray stated he would like an additional zone added specifically for attached multifamily homes only.

Mr. Mumford explained having flexibility within zones is a good planning practice, as is allowing both attached and detached homes within an area.

Commissioner Wood stated that requiring the Planning Commission to approve items only if supported by findings of fact would be a legal precedence. He said this would require the City Attorney to come to all Planning Commission meetings. Mr. Mumford explained all administrative items that the Commissioners decide on are based on findings of fact.

Discussion ensued regarding when the Municipal Code requires pools to be built in multifamily projects, and how to ensure the pools are built. Commissioner Wright expressed concerns that developers would build fewer than 150 units at a time, in order to avoid the pool requirement. Mr. Mumford said staff will research ways to prohibit that, but he does not believe that situation has happened within the City.

Commissioner Wood asked if the amendment should include design standards, and if the City has a process to require a minimum number of home designs within projects. Mr. Mumford explained multifamily home design standards are currently included, and the Municipal Code has requirements on differing colors and styles of homes within developments.

Commissioner Wood asked if the amendment can prohibit designs similar to what is currently along Bridleway Road in Oak Hollow. He stated the development is tunnel-like in appearance and is too uniform.

Commissioner Wood requested larger side setbacks, and that the side setbacks be increased as lot sizes increase. Mr. Mumford said each zone will include setbacks, and the setbacks do increase as the lot sizes increase.

Commissioner Gray stated he would approve the Rural Residential 1 zone, as long as wording is added that addresses average lot size requirements and a percentage of lots greater than a specific size. He said the Rural Residential 2 zone needs wording that would address lot size variation; he would like 15% of the lots to be larger than 1 acre.

Commissioner Everett opened the public hearing at 9:55 p.m. As there were no comments, he closed the hearing.

MOTION: *Matthew Everett moved to table Development Code Amendments 17.25 and 17.30. Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.*

6. Next scheduled meeting: January 8, 2019

7. Adjournment

MOTION: *Rich Wood moved to adjourn the meeting at 9:57 p.m. Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

January 8, 2019, 6:00 p.m.

Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. Jared Gray was excused.

OFFICIALS PRESENT: Councilmembers Melissa Clark and Donna Burnham

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; Lianne Pengra, Recording Secretary

Commissioner Everett opened the meeting at 6:01 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

Commissioner Wright stated his business has entered into an agreement with Ellis Ivory, the principal of Ivory Homes, to produce bronze sculptures for This Is The Place Heritage Park. Mr. Ivory is a member of the Board of Trustees for the park. Commissioner Wright stated he does not believe that Mr. Ivory knows Commissioner Wright's role on the Planning Commission, and that he will maintain objectivity regarding Item 3E.

3. Action and Advisory Items

A. Arctic Circle, Site Plan, Public Hearing; Action Item:

Planning Manager Michael Hadley presented the site plan for Arctic Circle, a 3,545-square foot restaurant on 0.71 acres within the City Center Commercial project. The elevations meet the Municipal Code standards and match the existing businesses in the area. The landscaping exceeds City standards, the lighting complies with the Dark Sky Ordinance, and all signs will go through the standard sign permitting process. He explained a final plat will be required, as the lot is not recorded.

Commissioner Wood asked what portions of the design standards the building does not meet. Mr. Hadley stated if the building was turned and placed more towards the front of the property, it would meet all standards. With the current orientation, the side facing Eagle Mountain Boulevard has better architecture and design, and the current placement allows for better traffic flow.

Owner and contractor Joey Totorica stated the site plan has been changed in order to retain the trees along Eagle Mountain Boulevard. This will reduce the parking by two or three stalls. He said the hours are typically 10:00 a.m. to 10:00 p.m. during the week, and may remain open until 11:00 p.m. on Friday and Saturdays. The building will have a children's play area.

Commissioner Wood confirmed with Mr. Totorica that the current path will remain in place.

Commissioner Everett asked staff to explain the parking layout. Mr. Hadley said the site plan has more parking stalls than are allowed without a parking island. The applicant is asking for an exception to the parking island requirement. Mr. Totorica stated the plan includes ten to fifteen more parking stalls than is required.

Commissioner Everett opened the public hearing at 6:12 p.m.

Adam Ferre stated a master development plan was not created when the original business, Pony Express Dental, was developed. He stated when the City Council approved the plan in March of 2016, Council required a fence to be installed along the entire development, a master development plan to be submitted, and acceleration and deceleration lanes be installed. He stated those have not been completed. He said the area is being developed piecemeal without a master plan. He would like a master plan be set and for the previous conditions applied be enforced.

Shelly Anderson expressed concerns regarding foot traffic in the area. She said she would like the traffic to enter from Eagle Mountain Boulevard.

Commissioner Everett closed the public hearing at 6:20 p.m.

Commissioner Wood asked who is responsible to install buffering along the border with Residential zones. Mr. Hadley said the entities that develop each area will be required to finish the wall along the sections they develop. He explained the deceleration lane was removed in order to connect to City infrastructure, but has been repaved. Restriping may be needed still, but both the acceleration and deceleration lanes are installed.

Commissioner Wood asked if there was a reason the entry was not placed on Eagle Mountain Boulevard. Mr. Hadley said the distance required between entry points on arterial roads is 300 feet, and there is currently an entry point to the Pizza Hut site.

Mr. Mumford explained staff's interpretation is the dental property was required to build the wall along its border, and that section of wall has been completed. He said developers typically submit a master site plan and install lights, sidewalks, and other infrastructure. In this case, a master site plan was not completed.

Mr. Mumford agreed that sidewalks are needed along Ira Hodges Scenic Parkway. He said the dance studio was required to install a sidewalk, and the sidewalk can be completed in stages as the land is developed.

Commissioner Wood asked who installed the retention pond, and asked if that entity can complete the wall. Mr. Mumford explained that staff legally could not require the dental office to complete the wall along the entire commercial development. He said the next step in the

process is to meet with the landowner to discuss completion of the wall, as well as the timeline in which it is built.

Commissioner Wood asked if landowners of undeveloped land can be required to install sidewalks and fences. Mr. Mumford said the City can only require improvements such as walls and sidewalks when development occurs that creates an impact that necessitates the improvement.

Commissioner Wood said the sidewalk becomes necessary along Ira Hodges Scenic Parkway when development happens. He asked Mr. Totorica if he was willing to install a sidewalk. Mr. Totorica stated the sidewalk would not be on City property; it would likely be on private property and could be tied into the existing asphalt path.

Commissioner Everett stated he appreciates the completed site plan application package. He would like to have a path installed along Ira Hodges Scenic Parkway.

MOTION: ***Rich Wood moved to recommend approval of the Arctic Circle site plan to the City Council with the following condition:***

- 1. The developer shall install a walking path along Ira Hodges Scenic Parkway, connecting to the existing path on Eagle Mountain Boulevard.***

DeLin Anderson seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

Commissioner Wood stated for the record that if and when the land to the south of Arctic Circle is subdivided, or an application is submitted to improve the land, conditions of approval need to be that the applicant completes the wall to buffer between Residential and Commercial zones, and the applicant will install a sidewalk that ties into the sidewalk along Ira Hodges Scenic Parkway.

B. Cold Springs, Amended Site Plan, Public Hearing; Action Item:

Planner Tayler Jensen presented the amended site plan for Cold Springs. Mr. Jensen said the Cold Springs HOA is proposing to amend their approved site plan to remove two existing parking stalls and replace them with a dumpster enclosure. The development is required to have 278 parking stalls, and currently has 307 parking stalls. If the application is approved, the development will still exceed the parking requirement. Currently, each residence has two assigned parking stalls. If approved, a recommended condition is that the residences will maintain two assigned stalls each.

Cold Springs HOA member Marilyn McCormack explained the proposed location is the best option along Dundee Drive. She stated overflow from other dumpsters in the development is causing a problem with refuse blowing through the property.

Commissioner Wood said he believes the dumpster needs to be fully enclosed, similar to all other commercial areas. Ms. McCormack explained the other enclosures within the development are enclosed on three sides, and do not have front gates. She stated that once the enclosure is completed, the garbage company will visit the site to determine which dumpster type – two roll-out dumpsters or one large dumpster – will provide enough room to allow drivers to empty the dumpster(s).

Commissioner Wood stated his concern that the applicant does not know what kind of dumpster will be used. He stated as this location is in the middle of a parking lot, it needs a full enclosure.

Commissioner Everett asked if either dumpster option prevented a full enclosure. Ms. McCormack said no. She explained the HOA has met with residents over the last year to obtain a consensus on the location and type. She said residents are split on if they prefer the three- or four-sided enclosure. Commissioner Wood said the determination of a three- or four-sided enclosure was not her decision to make; it is for the Planning Commission to decide.

Commissioner Wright asked for the reasoning behind the location selection. Ms. McCormack explained the initial plan was to locate the dumpster at the end of the road, but the HOA received feedback from residents that they did not want it in that location; the residents have agreed on the proposed location.

Ms. McCormack clarified the proposed location. Mr. Jensen stated the location defined by Ms. McCormack differs from the application submitted.

Commissioner Anderson asked if a front gate or fence will impede the adjacent parking stalls. Ms. McCormack stated the parking stall next to the proposed location is smaller and designated for compact vehicles. She explained the adjacent stalls are visitor parking stalls, and are not assigned to residents. Commissioner Wood stated a bollard will be required.

Commissioner Everett opened the public hearing at 6:49 p.m. As there were no comments, he closed the hearing.

Commissioner Wood said he feels the application is a mess. He said the Commission needs clarification on how the garbage truck will access the dumpster, if the plan is to utilize one or two dumpsters, and how the enclosure will be oriented in the stalls. He expressed concern that the plan does not include any definite details, and that he does not want to move the application forward.

Commissioner Everett stated he is in favor of recommending approval to the City Council with a condition that the dumpster is fully enclosed.

Mr. Jensen said the item can be submitted to City Council and staff can work with the applicant to ensure the Planning Commission's concerns are addressed, if the desire is to not hold up the application process.

Commissioner Wright said he feels like there is a better location option than what is presented.

Commissioner Wood asked how the applicant would prevent the garbage truck driver from running into adjacent vehicles or hitting vehicles with the gate.

Discussion ensued regarding how the garbage truck will enter the property, empty the dumpster, and leave the property.

Ms. McCormack agreed that potential locations appear to be better choices, but the amount of refuse in the proposed area is large enough to require an additional dumpster. She reiterated the

vetting process the HOA has gone through, and that the residents have agreed on the proposed location.

Commissioner Wood stated he is uncomfortable with incomplete applications such as what has been presented. He expressed concern regarding the lack of details showing how the applicant would protect adjacent vehicles. He said the applicant needs to hire a professional to design the enclosure.

Ms. McCormack disagreed with Commissioner Wood's assessment of the application. She said she cannot confirm if one or two dumpsters will be utilized because she would like the garbage company to visit the site after the enclosure is in place to ensure the single dumpster can be emptied. She stated the dumpster is not comparable to a commercial area such as the adjacent Chevron gas station, as the proposed location is on private property.

Commissioner Wood said the status of the property is irrelevant. He stated the application needs to be complete to include protections for adjacent vehicles, orientation of the enclosure, size of the enclosure, and materials to be used. He said sending the application to City Council without these details sets a bad precedent.

Commissioner Wright agreed that a completed application is needed prior to final approval.

Commissioner Anderson said the Commissioners can recommend approval to the City Council and include conditions based on the concerns presented, versus tabling the item.

MOTION: *DeLin Anderson moved to recommend approval of the Cold Springs amended site plan to the City Council with the following conditions:*

- 1. The enclosure will have a front gate;*
- 2. The enclosure will match material and height of other enclosures in the development;*
- 3. Protections are in place to keep vehicles in adjacent parking stalls from damage; and*
- 4. All units will retain two assigned parking stalls.*

Brett Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and DeLin Anderson. Those voting nay: Rich Wood. The motion passed with a vote of 3:1.

C. Arrival, Amended Preliminary Plat, Public Hearing; Action Item:

Mr. Jensen presented the amended preliminary plat and noted a master development plan amendment is currently being drafted, but is not part of the amended preliminary plat application. The proposed plan reduces the size of the park, creates a half-acre lot, enlarges one lot, and moves trails in the development. He stated the applicant has committed to installing sod and sprinklers, a pavilion and picnic tables, and playground equipment in the park.

Commissioner Wood said the added lot is small and asked if septic tanks are permitted on lots that size. Mr. Jensen explained the development has approval for septic tanks on half-acre lots, and the proposal will not increase the number of lots approved for septic tanks.

Scot Hazard with Arrival explained the proposal has been driven by the residents. He said the development is in the base density and a park is not required, but he is installing one for the

residents. He said the original agreement required the HOA to maintain the park with the City providing water. The equipment was to be paid for through a capital reinvestment fee through the HOA. Residents were concerned that they were covering the expenses for park facilities open to the public. Mr. Hazard said the revenue from the additional lot will be used to purchase the park components. The park will be a minimum of two acres in order to allow the City to accept the park and maintain it as a City-owned park.

Mr. Hazard stated the 8-foot asphalt trail has an unimproved horse trail alongside it, and both are within a 20-foot easement. He clarified the trail does not encumber the drain field.

Mr. Hazard said the park plan is not finalized. He stated he would like feedback from residents before presenting the plan to the City. The pavilion will have ten tables and will seat 80 to 100 people. He said he is modifying the park design, but the smaller version has the same vision as the original.

Commissioner Wood asked if hitching posts for horses would be available in the park. Mr. Hazard said only approximately 5% of residents have or want horses.

Commissioner Wright expressed concerns regarding the removal of horse trails. Mr. Hazard said the removal is due to lack of planning and foresight when the project was originally planned. He explained the topography of the area and Tickville Wash create challenges to installing horse trails. He explained the trail connectivity will remain, and all of the trails will connect to the park in the center of the development.

Commissioner Everett opened the public hearing at 7:23 p.m. As there were no comments, he closed the hearing.

Commissioner Wood stated the residents have provided guidance to the applicant and the application reflects the residents' desires. He said it is within the applicant's rights to request a change to the master development agreement.

MOTION: ***Rich Wood moved to recommend approval of the Arrival amended preliminary plat to the City Council. DeLin Anderson seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.***

D. SilverLake Clubhouse and Pool, Site Plan, Public Hearing; Action Item:

Mr. Jensen presented the SilverLake clubhouse and pool site plan. The clubhouse and pool are located on a lot previously platted in SilverLake 20, and will serve the multifamily units in SilverLake south of Tickville Wash. The 3,614-square foot clubhouse has a 1,017-square foot gathering room, a 243-square foot kitchen, a 206-square foot children's play room, and a 997-square foot exercise room. He stated the building has four-sided architecture and is well designed. While the exterior of the building has visual articulation, it lacks physical articulation. Additional colors should be used, including colors that match the townhomes in the area.

Mr. Jensen explained the applicant is requesting an exception to the privacy fence along the collector road. The fence presented has one-inch gaps, so it does not meet the fencing requirement for arterial roads. He said staff does not feel that is a concern.

Commissioner Wood stated he does not like the design of the clubhouse roof. He said would prefer multiple rooflines to avoid the appearance of a shed, and stated physical articulation should be added to the exterior of the building.

Flagship Homes President Nate Hutchinson explained the colors will be changed to match the townhomes in the development. He said the façade and roofline are more expensive than traditional structures, and the vision for the design is that of a modern farmhouse. He explained the intent of the semi-private textured vinyl fence is to allow visibility into the pool area, and to allow sightlines to Utah Lake and the future LDS temple.

Commissioner Wood expressed concern that the vinyl fence will break and allow children access to the pool area. Mr. Hutchinson explained the fences are reinforced and sturdy; he does not have concerns about the fence breaking.

Commissioner Wood confirmed with staff that the pool and clubhouse will only serve up to 250 homes, as limited by Municipal Code. Mr. Hutchinson explained they are building a nicer, larger facility than is required. Commissioner Wood said more movement is needed on the exterior.

Commissioner Wright said he likes the design; however, he is concerned that it will not fit in with the townhomes in the development. Mr. Hutchinson explained the south side of the development has architecture that transitions towards what is presented in the clubhouse design.

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

Chad Cummings asked if the clubhouse and pool will be open to the single-family homes in the development. He said when he purchased his single-family home, he was told he would have access to the clubhouse and pool. He also expressed concerns regarding the pool fence and stated a four-foot fence is not sufficient.

Mr. Hutchinson confirmed that Mr. Cummings will have access to the facilities.

Commissioner Wright clarified that a six-foot fence will enclose the pool.

Commissioner Everett closed the public hearing at 7:41 p.m.

Commissioner Everett said he does not like the design of the building, as it looks too industrial; however, he does like the amenities provided within. He would like to see the updated color scheme, and would like articulation added. The changes would not compromise the developer's intent, and would allow the plan to meet Municipal Code.

Commissioner Wright agreed that additional articulation will allow the plan to meet Municipal Code.

Commissioner Wood asked what the planned materials are for the exterior of the building. Mr. Hutchinson said the exterior will be Hardie board and batton, and will not include metal.

Commissioner Wood asked if the Commission should set specific approval conditions regarding exterior locations where the pop-out is required. Commissioner Everett said the applicant understands the Commission's desires and can discuss possibilities with their architect.

MOTION: *Rich Wood moved to recommend approval of the SilverLake clubhouse and pool site plan to the City Council with the following conditions:*

- 1. Collector and arterial road fencing shall be built along SilverLake Parkway and Golden Eagle Road, north and east of the parcel. Fencing shall be consistent with the approved SilverLake collector road fencing;*
- 2. Additional physical articulation added to clubhouse elevations; and*
- 3. Additional colors be used for the clubhouse, including colors that match the townhomes in the development.*

Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

E. Overland Phase C, Preliminary Plat, Public Hearing; Action Items:

Mr. Jensen presented the Overland Phase C preliminary plat. The plan includes 190 units on 46.15 acres, with a density of 4.12 dwelling units per acre. He explained if the plan is approved as presented, 215 units would be available for future phases in Village 1. The applicant has expanded roads to 63 feet to allow for trails, as per the Planning Commissions' request. Mr. Jensen said neighboring property owners have requested an additional connection to the west, and the request is supported by the General Plan. The traffic impact study showed all study intersections operating at an acceptable level of service in 2024, except for the intersection of Sheps Ridge Road and Pony Express Parkway. The study recommends having two egress lanes: one for left turns, one for right turns.

Bryon Prince with Ivory Development explained some of the rights-of-way were mislabeled on a previous version of the plans; the intent was to have the trails included from the start. He said he does not believe the additional connection is necessary. He asked if the property owner west of this project has applied for a master development plan, and where that plan was in the approval process. Mr. Jensen said the adjoining master plan is feasible without the additional road connection, but the preference is to include it.

Commissioner Wright asked why the larger estate lots shown on the concept plan were removed, and if they will be included in the final phase. Mr. Prince stated the lots can move and adjust in size, as long as the plan is within the density and maximum unit number parameters. He said Phase 1 was successful; however, it has been difficult to get residents to install landscaping on such large lots. He said buyers want deep lots for large backyards, but do not want large front and side yards. He explained the lots in this plan are 75 to 80 feet wide, but remain 100 feet deep. He believes lots may be removed on the final plat, so they are requesting higher density now, as it is easier to remove lots, versus adding them. He said the grade and market response will dictate what the final plat looks like.

Mr. Prince stated they will consider adding the road connection; however, the location may be adjusted due to topography.

Commissioner Everett opened the public hearing at 8:05 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if staff would be opposed to moving the road connection further to the south. Mr. Jensen stated that should not be an issue.

MOTION: *Rich Wood moved to recommend approval of the Overland Phase C preliminary plat to the City Council with the following conditions:*

- 1. Applicant shall provide a detailed park plan to be approved by the City Council;*
- 2. An additional road stub shall be provided to the west of the project, between the middle and the south portion of the project; and*
- 3. Two egress lanes are provided on Sheps Ridge Road accessing onto Pony Express Parkway.*

DeLin Anderson seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

Commissioner Everett recessed the meeting at 8:08 p.m. and reopened the meeting at 8:11 p.m.

F. Pole Canyon Mass Grading, Rezone to include Extractive Industries Overlay Zone, Public Hearing; Action Item:

Mr. Jensen presented the rezone request for Pole Canyon. He stated the applicant is applying to have the Extractive Industries Overlay Zone added to their property, along with a mass grading permit. The overlay would allow the applicant to extract earth products, and produce asphalt and concrete. The overlay also allows material removed due to mass grading to be sold or used offsite. Mr. Mumford noted that the applicant has not requested asphalt production and has stated he does not intend to produce asphalt; allowing production of asphalt and concrete is included in the Municipal Code language.

Mr. Jensen explained compatibility determination must be made in approving the overlay designation. He said a Boy Scout camp is located on the property to the north; the properties to the south and east are zoned Residential within the Pole Canyon Master Development Plan; the property to the west is outside of City boundaries. The closest existing development is approximately 1,154 feet away from the boundaries of the proposed extractive industries overlay zone. Staff believes adding the overlay zone is not anticipated to place a burden on City services. Regarding traffic generation, the applicant must designate a truck route, not utilizing Wilson Avenue, to be used for the transportation of materials, and provide adequate dust control mitigation.

Mr. Jensen said the mass grading is in preparation for development of additional residential neighborhoods, the development of which should have a positive impact to nearby property values. Measures must be taken, however, to make sure that dust, noise, and other impacts are mitigated properly to minimize any impact on the adjacent neighborhood.

Mr. Jensen noted items to consider include permits, dust mitigation, a designated truck route, the specific grading plan, blasting options, and the Pole Canyon Master Development Agreement. The City will issue grading permits, and the applicant will be required to obtain permits from the Utah State Division of Oil, Gas, and Mining. If the overlay is approved, the applicant must provide a grading plan to the City Engineer for approval. Any blasting must be in compliance with Municipal Code, and staff believes the master development agreement should be amended or a new agreement should be created that addresses the hours of operation, dust mitigation standards, truck routes, a timeline for the extraction operation, and reclamation plans.

Commissioner Wood asked if the City would benefit from the overlay. He expressed concern that the overlay would create a mine for the purpose of allowing the applicant to make money. Commissioner Wright asked what the overlay allows the applicant to do that is currently not permitted.

Mr. Jensen explained the overlay allows material created from grading to be sold offsite, and allows the applicant to produce concrete and asphalt. He reiterated the applicant has not expressed interest in concrete or asphalt production.

Mr. Nate Shipp with Oquirrh Wood Ranch LLC stated his understanding is the proposed grading plan is in compliance with the existing master development agreement, and follows all current vesting. The grading is needed in order to build homes. The grading will go along the hillside, creating tiers to allow for roads and home sites. He explained when he applied for a grading permit and was asked how the excess excavated material would be utilized, he informed City staff it would be moved offsite. He was told moving the material offsite requires the overlay zone.

Mr. Shipp explained the master development agreement states they are permitted to extract and process material in ordinary development processes, which he believes his plan complies with. He reiterated he has no intention of mining. He stated he would be happy to have the item tabled so he can work with staff and return with an updated plan.

Commissioner Wood confirmed with the applicant and Mr. Mumford that staff directed the applicant to apply for the rezone; it was not initiated by the applicant. Mr. Mumford said the applicant can grade and use the material onsite, but the Municipal Code does not allow for the material to be moved offsite. He said another option is to amend the Master Development Agreement to specifically allow for shipping of material offsite, but that would not be the most upfront option for the residents.

Mr. Mumford clarified the purpose of the Extractive Industries Overlay zone. He stated the City's intent is to utilize the overlay instead of a master development plan that approves grading over a large area of land with the excess material shipped offsite.

Mr. Shipp said his plans show that he is not intending to remove large amounts of material. Commissioner Wood said the permit allows for mining, though, and would like to have an agreement that protects the City.

Commissioner Wright asked for the total amount of material to be removed, numbers of acres affected, and timeline for the grading project. Mr. Shipp said the timeframe for the physical grading work will take approximately one year; however, the area will be developed over many years to come. He explained as drawings and engineering plans are finalized, he will return to the City to apply for permits to complete infrastructure and utility work in the first phase.

Commissioner Wood said the applicant should move the excavated material to other areas within the property. He stated residents want to know how the material will be excavated – if blasting will be utilized – and what the plan is for dust mitigation.

Mr. Shipp said they will not utilize blasting. He explained his understanding was the item under discussion was the overlay, so he is not prepared address the specific questions asked. His plan

was to return at a later meeting with those details, as he went through the other permitting processes. The intent of the development is to create a separate construction access to Wride Memorial Highway to avoid affecting residents. He will comply with all City ordinances regarding dust mitigation, and will make all reasonable efforts to mitigate dust.

Commissioner Wright asked if Mr. Shipp intends to operate a cement or asphalt plant, and what the hours of operation for the grading would be. Mr. Shipp confirmed that they will not have a concrete or asphalt plant, and would be happy to include a stipulation restricting those operations in the overlay approval. He stated all work will happen during normal business hours. Mr. Mumford clarified the Municipal Code limits construction hours to 7:00 a.m. to 9:00 p.m. on weekdays, and 9:00 a.m. to 9:00 p.m. on Saturday and Sunday.

Commissioner Everett opened the public hearing at 8:38 p.m.

Peggy Hunsaker spoke against the application, and stated concerns related to blasting, asphalt plants, traffic, water pressure, and the project timeline.

Bruno Hunsaker spoke against the application, and stated concerns related to dust, hours of operation, and expressed his opinion that the twenty-one lots currently recorded be developed before additional grading is permitted.

Amy Saunders spoke against the application, and stated concerns about buffering, resident impact, the size of the project, and grading on property with less than 5% slope.

Karen Lumley spoke against the application, and stated concerns regarding the scale and timeline of the project, dust mitigation, and disruption of the natural landscape.

Karen Lumley read an email from Brad Gurney, Mayor of Fairfield, in which he stated the town's opposition to the rezone.

Blaire Galey spoke against the application, and stated concerns regarding flooding and water pressure.

Kendall Saunders spoke against the application, and stated concerns regarding the scope of the project.

Dave Snyder spoke against the application, and stated concerns regarding flooding, dust, and effects to vegetation and residents.

Jeff Ruth spoke against the application, and stated concerns regarding the size of the project, dust, water use, and potential mining operations.

Jennifer Mullins spoke against the application, and stated concerns regarding quiet hours, truck traffic, the scope of the project, and the developer's ability to meet conditions of approval.

Corbett Douglas spoke against the application, and stated concerns with the number of potential conditions of approval and the timeline of the project.

Erika Douglas spoke against the application, and stated concerns regarding environmental impact.

Julie Myers sent an email speaking against the application, and stated concerns regarding dust, noise, water pressure issues, property values, the number of rock and gravel businesses in the area, view restrictions, and the timeline of the project.

Randy Rowe sent an email speaking against the application, and stated concerns regarding noise, traffic, dust, and property values.

Elise Erler with SITLA sent an email stating SITLA's approval for the application, as SITLA anticipates the need for mass grading in the future on its property adjacent to Pole Canyon's mass grading.

A White Hills resident was not able to attend the meeting and left a phone message requesting her statement be included in the record that she is against the application.

Commissioner Everett closed the public hearing at 9:07 p.m.

Commissioner Wood asked if the applicant has submitted applications other than for the grading permit. Mr. Mumford said the applicant has submitted an application for a grading and excavation permit to the City Engineer. He stated the application has not been fully reviewed, as the City Attorney recommended the applicant apply for the overlay.

Commissioner Wright asked if a plat has been recorded for the twenty-one lots in the development, referenced by a resident during the public hearing. Mr. Jensen said the developer has applied to develop those home sites, but the application process was stopped due to sewer line issues. Mr. Mumford clarified the City stopped the process; the lack of completion of those homes is not the fault of the developer.

Commissioner Wood asked the applicant for clarification on where the water will be obtained for dust mitigation. Mr. Shipp explained he was in the process of gathering that information, but was instructed to apply for the rezone before compiling those specific details. He stated he will purchase water from the City, from a well or area designated by the City in order to avoid negatively impacting other residents. He said he is happy to present the details requested as part of the grading application process, and expressed his opinion that the rezone application was complete with all City-required details.

Mr. Shipp explained he has removed 110,000 to 130,000 cubic yards of dirt for basements in Evans Ranch, one of his developments. He expressed concern that the material is being hauled by trucks one lot at a time in residential developments over newly installed streets, and would like to avoid that removal process in Pole Canyon.

Commissioner Wood stated the Commission is not in favor of approving the mass grading permit. He asked if the applicant is able to obtain a grading permit, how water will be retained, and if the applicant would amend the hours of operation. Mr. Shipp said the grading permit application he submitted contains a storm water pollution prevention plan. He explained the City would monitor the progress of the grading. Mr. Shipp said preferences on construction hours of operation change from person to person. He said if there are concerns with work starting too early, a Municipal Code change is in order.

Commissioner Wood asked staff if the City is required to approve all uses allowed within the overlay, as noted in the Municipal Code. Mr. Jensen said the Planning Commission may remove specific operations such as asphalt plant operations and blasting from the approval, if so desired.

Commissioner Wright asked if the project can be approved through a grading permit, instead of allowing an overlay to be applied. Mr. Mumford explained the primary reason for the rezone application is to allow excavated material to be processed and removed for offsite use.

Commissioner Wood expressed concerns regarding mass grading, and said it takes years to develop the graded land, which creates dust issues. He asked if the overlay can require the grading to be completed in phases. Mr. Mumford said the Planning Commission can recommend approval for a smaller section of land, or an updated master development agreement can address specific areas to be disturbed, and reclamation processes for the disturbed areas.

Commissioner Wright asked if it is typical for mass grading permits applications to encompass 2700 acres of land. Mr. Mumford clarified the areas noted on the application in question add up to 200 to 300 acres of land.

Commissioner Everett asked if it is possible to limit the overlay to a smaller section of the property, and how the land limitation is monitored. Mr. Mumford confirmed the overlay can be limited, and can be monitored through updated aerial photos that are taken every few months, and through inspections. He explained the City has an employee responsible for inspecting and monitoring developments' storm water pollution prevention plan adherence, and for inspections of mining and excavation operations.

Commissioner Wood said he would like to move forward with the project in a measured way, but would like the master development agreement to be updated first.

Commissioner Wright said the master development agreement allows for extraction for ordinary and customary development. He expressed his opinion that the proposal to mass grade is not ordinary or customary. He said before recommending approval of the rezone, he would like the applicant to provide a timeline for development, the amount of material to be removed, and the acreage of the specific areas affected.

Commissioner Anderson agreed with Commissioner Wright's request for details, and asked if an environmental study would be completed before grading begins. Mr. Mumford said staff will discuss what the City can require with the City attorney.

Commissioner Anderson asked the applicant why the grading is necessary. Commissioner Everett asked why grading was needed on 3% slopes. Mr. Shipp reiterated that he does not have those specific details, as he understood the discussion was to be regarding the overlay, not the grading permit. He said the property slopes are approximately between 1% and 6%, and the intent is to not grade the 3% slope areas. The development plan is to create tiers for roads and walkout basements, not remove significant amounts of material.

Commissioner Wood asked what the elevation difference will be between the streets. Mr. Shipp said he cannot state with certainty, but it may be between a five- and fifteen-foot elevation change between streets.

Commissioner Anderson asked how water pressure issues would be addressed. Mr. Mumford explained water models will be created for each development. Mr. Shipp stated the current water pressure issues are due to an incomplete private water company system that was not finished; the existing water tank is not connected to the system. He said the City requested changes and upgrades to the water system which were made by DAI before it was turned over to the City, but the changes do not completely fix the issue. He explained once homes are built in the area and the tank is realigned and connected, the pressure concerns will be remedied.

Commissioner Wood stated he does not have enough information to approve or deny the application. He said the master development agreement needs to be updated in order to provide assurances to the City. Mr. Shipp requested the Planning Commission provide specific details regarding the information needed, so he can attend a future meeting with answers to their questions.

MOTION: *Rich Wood moved to table the Pole Canyon Extractive Industries Overlay Zone rezone until the following items and details are provided for Planning Commission review, and questions answered for City staff and the City Attorney:*

- 1. The applicant identify a truck route to be used for the transportation of materials, which does not utilize Wilson Avenue;*
- 2. The applicant identify dust control and mitigation plans for the truck route;*
- 3. The applicant identify dust control and mitigation plans for the extractive industries site;*
- 4. The applicant provide detailed hours of operation;*
- 5. The applicant provide a project timeline;*
- 6. Prior to receiving approval for a mining/extraction (grading/excavation) permit from the City Engineer, the Pole Canyon Master Development Agreement shall be amended to include appropriate hours of operation, dust mitigation standards, truck routes, and a timeline for the operation;*
- 7. The applicant provide a volume of material for extraction;*
- 8. The applicant provide specific location and acreage in which to apply the Extractive Industries Overlay Zone;*
- 9. The Pole Canyon Master Development Agreement shall be amended to eliminate blasting, concrete plants, and cement and asphalt production for offsite use or sales; and*
- 10. City attorney and City staff identify any environmental impacts from the grading.*

Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

4. Next scheduled meeting: January 22, 2019

5. Adjournment

MOTION: *Brett Wright moved to adjourn the meeting at 9:46 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.*



Eagle Mountain City

Planning Commission Staff Report

January 22nd 2019

Project:	<i>Arrival</i>
Applicant	<i>Scot Hazard</i>
Request:	<i>Amended Master Development Plan</i>
Type of Action:	<i>Public Hearing; Action Item (Administrative Action)</i>

Background: On January 8th 2019 the Eagle Mountain Planning Commission held a public hearing on a proposed amended preliminary plat for the Arrival development, in addition to recommending approval of the preliminary plat, the Planning Commission discussed the applicant's proposed amendment to their master development plan, while discussed at length no motion was possible due to noticing requirements, thus the amended Master Development Plan is now being brought forward for a recommendation to City Council. The applicant is proposing to reduce the size and number of amenities within the park, and relocating trails.

Proposal: The applicant is proposing an amendment to the Arrival Master Development Plan which will decrease the size of the park, fund the park with proceeds from lots 630 and 631 and dedicate it as a public park to the city. The applicant is also proposing a new trail plan, removing and relocating a number of equestrian trails.

Master Development Plan Changes

The applicant is proposing some small changes to the MDP and will also proposed for a MDA amendment to be approved by the City Council, the applicant's proposed changes include:

Park Development: The applicant is making the following proposal for the park, which will be constructed by the applicant and then turned over to the city for maintenance as a public park. The Arrival MDA states that the Park Plan shall be approved by the City prior to the Park lot being recorded, the applicant shall provide detailed park plans (including equipment numbers) to Staff for approval with the MDA/MDP before it goes to City Council for approval.

- Applicant will pay for Sod and Sprinklers and the following amenities with proceeds from the sale of lots 630 and 631:
 - Pavilion with Picnic Tables
 - Playground Equipment
 - One additional amenity if there are remaining funds

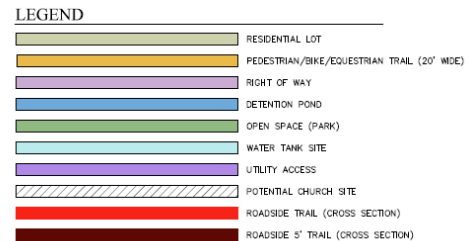
It should be noted that as a base density development improved open space is not required.

Trail: The applicant is proposing to alter the trail plan, with the main change removing trails from the back side of lots and instead placing them along the roads. It also moves the location of cross block connectors in a way the applicant feels makes more sense. The plan also removes the equestrian trail along the wash.



Figure 1 Current Trail Plan (Right)

Figure 2 Proposed Trail Plan (Left)



17.25.110 G states “Equestrian trails that adjoin each lot shall be required improvements when the subdivision is designed to accommodate horse raising and keeping” The Planning Commission should indicate whether they feel this proposal complies (and/or) is subject to this provision

Recommendation: The following recommendation(s) are provided for the Planning Commission’s benefit and may be read or referenced when making a motion:

I Move that the Planning Commission Recommend Approval of the Arrival Amended Master Development Plan to the City Council with any conditions the Planning Commission feels are appropriate.



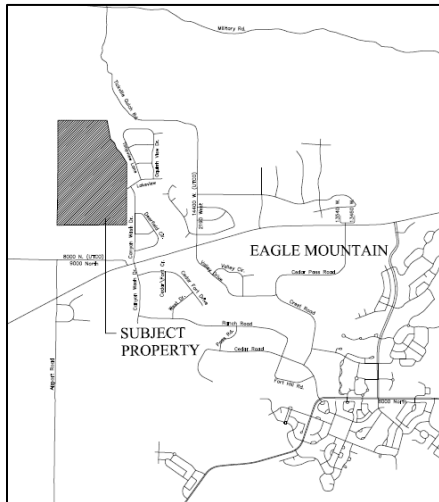
Staff Report Overview

Arrival Amended MDP

Applicant	Scot Hazard	Type of Action	Public Hearing/ Action Item
Request	Amended MDA	Previous Meeting	n/a

Executive Summary: The applicant is proposing an amended to the Arrival Master Development Plan.

Vicinity Map



Items for Consideration

Master Development Plan:

- Amending Trail
 - Moving trail from back of lots to roadside
 - Eliminating trail along wash
- Park
 - Funding park with proceeds from sale of two lots
 - Sod and Sprinklers
 - Playground Equipment
 - Pavilion
 - Public Park

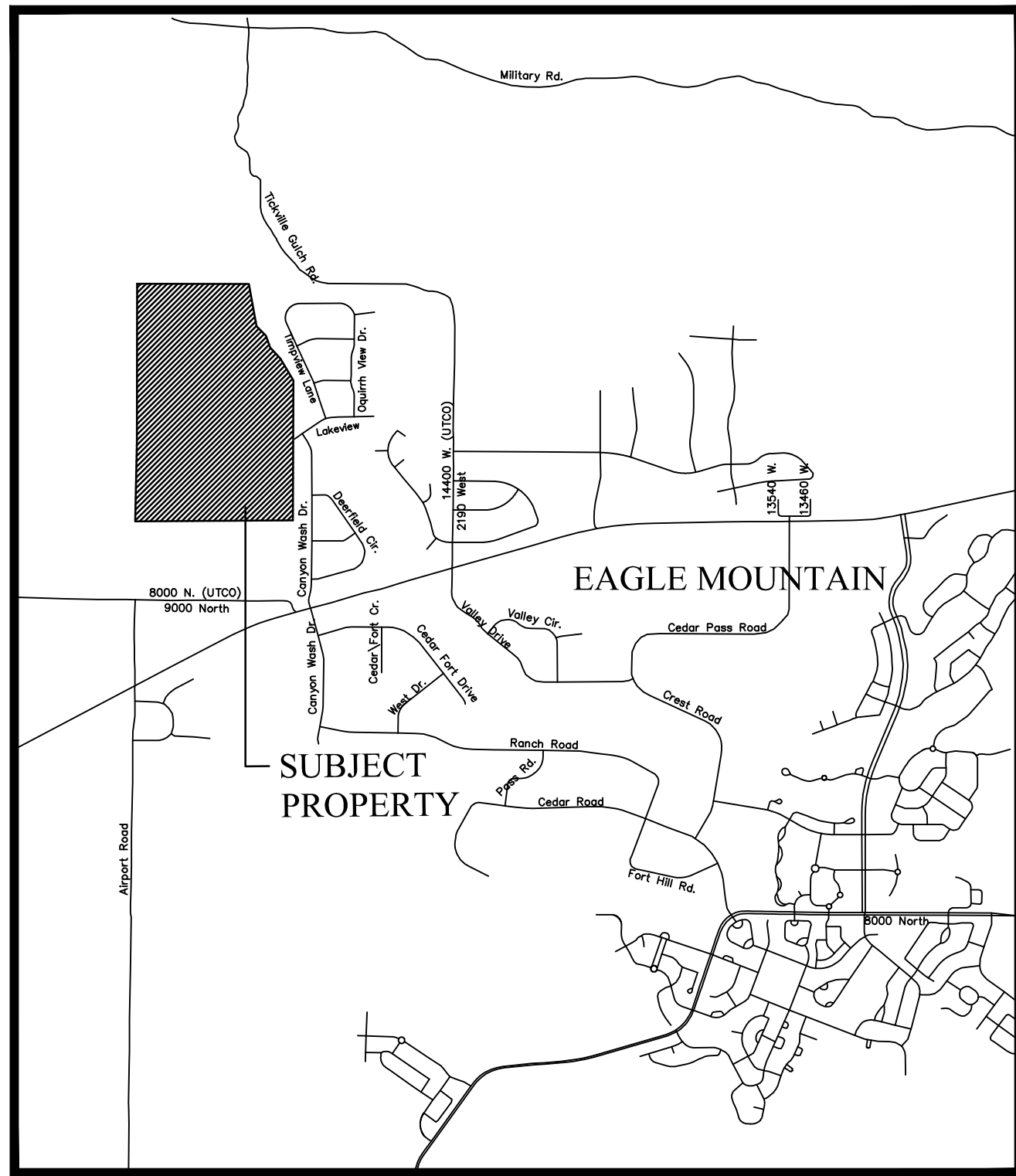
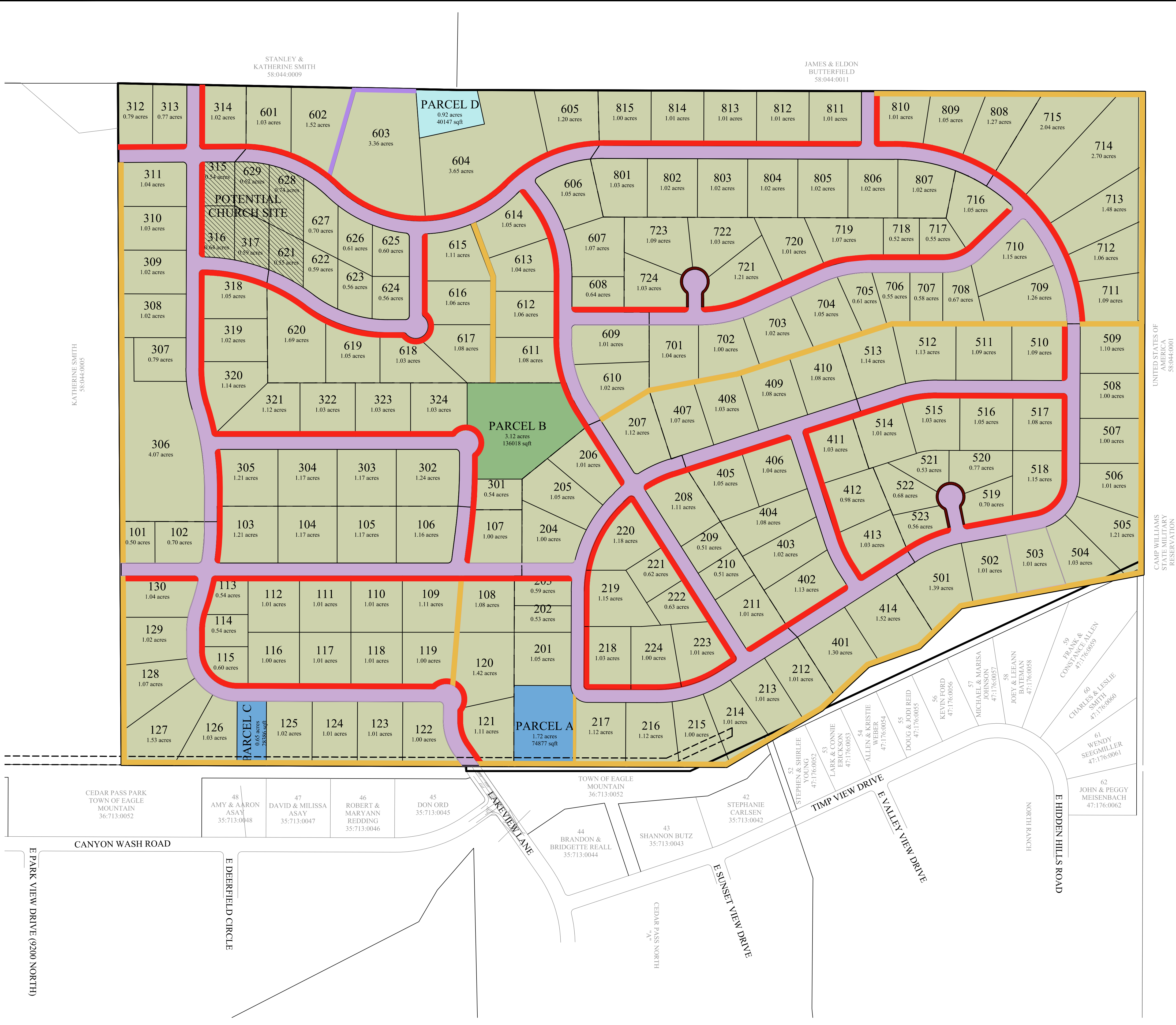
Recommendation: The following recommendation(s) are provided for the Planning Commission's benefit and may be read or referenced when making a motion:

I Move that the Planning Commission Recommend Approval of the Arrival Amended MDP to the City Council with the following conditions:

1. *Any condition(s) the Planning Commission feels are appropriate*

Attachments

- Current Land Use Map (Trail Map)
- Proposed Land Use Map (Trail Map)



VICINITY MAP
N.T.S.

LEGEND

- RESIDENTIAL LOT
- PEDESTRIAN/BIKE/EQUESTRIAN TRAIL (20' WIDE)
- RIGHT OF WAY
- DETENTION POND
- OPEN SPACE (PARK)
- WATER TANK SITE
- UTILITY ACCESS
- POTENTIAL CHURCH SITE
- ROADSIDE TRAIL (CROSS SECTION)
- ROADSIDE 5' TRAIL (CROSS SECTION)

TRAIL NOTES:

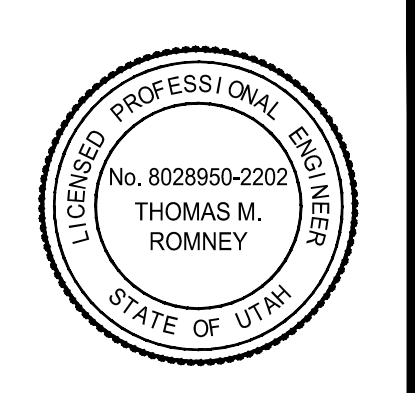
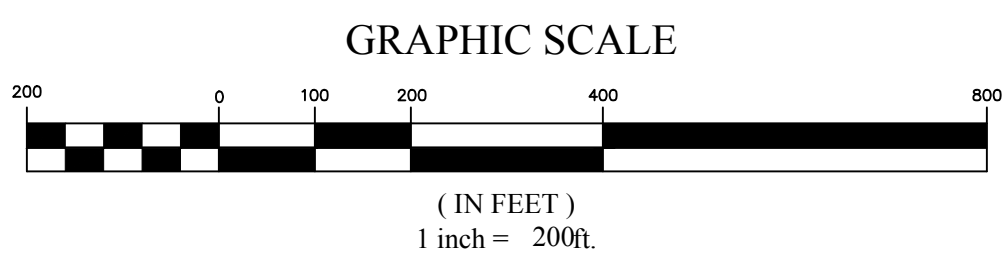
1. TRAIL ON NORTH SIDE OF PARCEL A WILL BE 10' FEET WIDE, AND ALL ON PARCEL A.
2. ROAD TRAIL FROM LOT 314 TO LOT 811 IS OPEN TO HORSES.
3. ROADSIDE TRAIL AROUND CUL-DE-SAC BULBS WILL BE 5' WIDE.

LAND USAGE

UNIT NAME	ACREAGE
TOTAL AREA	223
RESIDENTIAL LOTS (178 LOTS)	186
RIGHT OF WAY	24
IMPROVED OPEN SPACE	1
DETENTION POND/TANK SITE	1
TRAIL EASEMENT	1

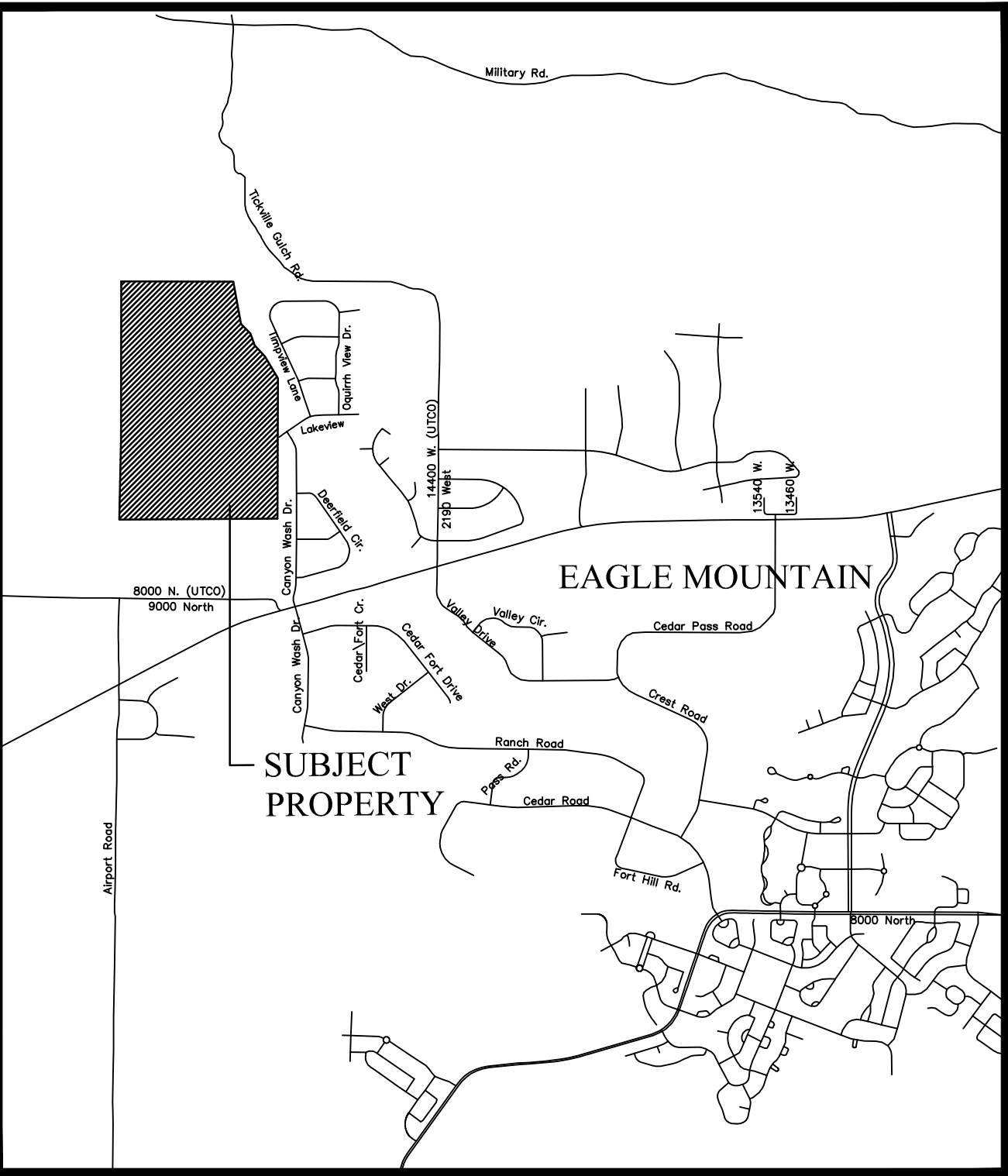
DENSITY

AREA = 223.36 ACRES
LOT = 178 UNITS
DENSITY = 0.80 UNITS/ACRE



Arrival
Eagle Mountain, Utah
LAND USE MAP

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	



VICINITY MAP

N.T.S

LEGEND

- RESIDENTIAL LOT
- PEDESTRIAN/BIKE/EQUESTRIAN TRAIL (20' WIDE)
- RIGHT OF WAY
- DETENTION POND
- OPEN SPACE (PARK)
- WATER TANK SITE
- UTILITY ACCESS
- POTENTIAL CHURCH SITE
- ROADSIDE TRAIL (CROSS SECTION)
- ROADSIDE 5' TRAIL (CROSS SECTION)

TRAIL NOTES:

- TRAIL ON NORTH SIDE OF PARCEL A WILL BE 10' FEET WIDE, AND ALL ON PARCEL A.
- ROAD TRAIL FROM LOT 314 TO LOT 811 IS OPEN TO HORSES.
- ROADSIDE TRAIL AROUND CUL-DE-SAC BULBS WILL BE 5' WIDE.

LAND USAGE

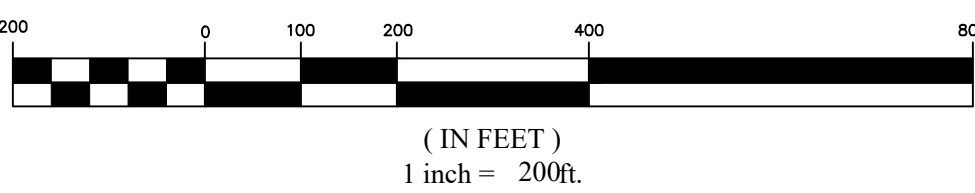
UNIT NAME	ACREAGE
TOTAL AREA	223
RESIDENTIAL LOTS (179 LOTS)	193
RIGHT OF WAY	25
IMPROVED OPEN SPACE	5
DETENTION POND/TANK SITE	9
TRAIL EASEMENT	7

DENSITY

AREA = 223.36 ACRES
LOT = 179 UNITS
DENSITY = 0.80 UNITS/ACRE



GRAPHIC SCALE



Arrival
Eagle Mountain, Utah
LAND USE MAP

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

LAND USE
MAP

Scale: 1"=200'
Date: 12/17/18
Job #: 16-358
Sheet:



Eagle Mountain City
Planning Commission Staff Report
January 22nd, 2019

Project: Skyline Ridge Ph.2 Plats 5 & 6
Applicant: Jacob Toombs/Goldworths LLC
Request: Preliminary Plats
Type of Action: Action Item-Recommendation to City Council

Preface

This application is for a preliminary plat that contains 2 final plats. Plat 5 consists of 20 lots and Plat 6 consists of 23 lots for a total of 43 lots. The proposal is within the Tier II of the City code. The overall density for the two plats is 2.98 lots per acre. The proposal does have a large amount of unbuildable land. The applicant is redesigning these 2 plats to decrease the amount of blasting required. It is the understanding of the City that there will be no blasting required that the construction would be limited to jackhammering or other means of rock removal.

Background

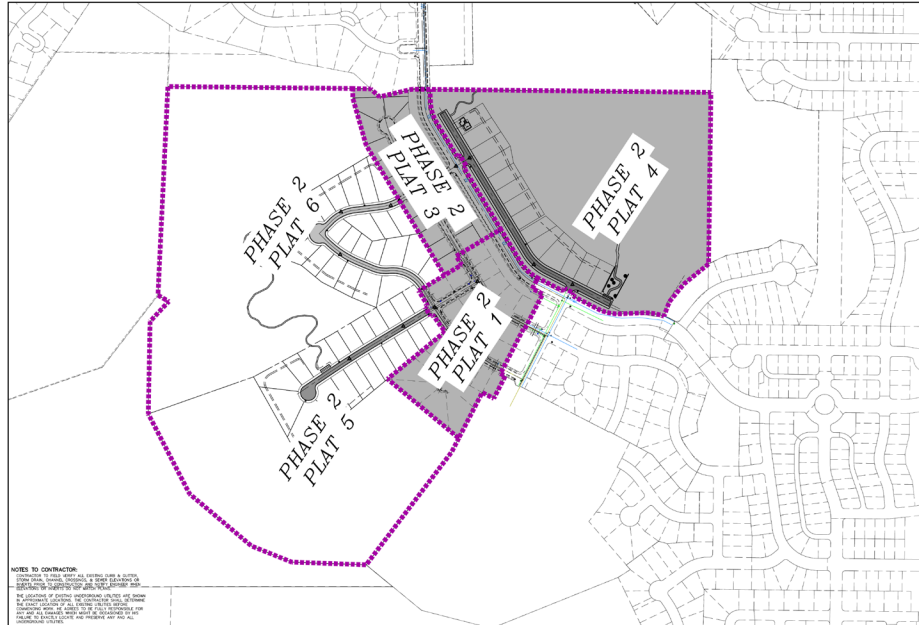
The Skyline Ridge development preliminary plat was approved by the Planning Commission on January 16, 2007. The City Council approved the two final plats on February 6, 2007. Phase 1 of the Skyline Ridge development was approved with 121 lots and is close to being built out. Phase 2 was approved with 98 lots and has begun construction; two final plats have been recorded plats 1(26 lots) & 3 (19 lots). The applicant has been working with the City to redesign portions of the project to cut back on the amount of blasting near homes that have already been built. The project is within the Ranches Master Development Plan and is referred to as Lake Mountain Ranch area. Phase 2 is located and zoned R7 N1. The R7 N1 allowed for 357 units; the original approval for the project was a total of 219 lots.

Preliminary Plat

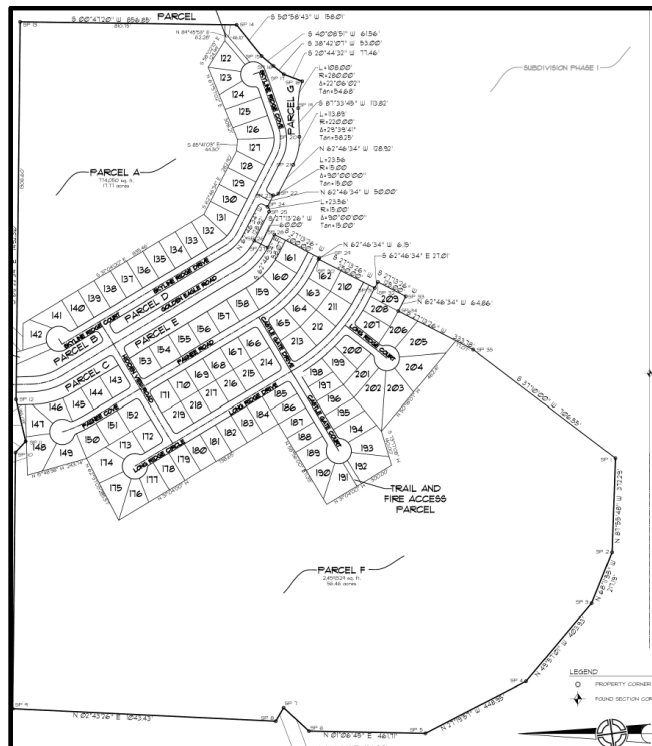
Skyline Ridge Ph. 2 Plats 5 & 6 consist of 43 total lots. The applicant has redesigned the different plats from the original approval and added an extra 4 lots to the total from the approved 98 for a total of 102 lots. The breakdown of each plat in the Skyline Ridge Ph. 2 is as follows:

- | | | | |
|---|--------|------------|----------|
| • | Plat 1 | Recorded | 26 Lots |
| • | Plat 3 | Recorded | 19 lots |
| • | Plat 4 | Final Plat | 14 lots |
| • | Plat 5 | Proposed | 20 lots |
| • | Plat 6 | Proposed | 23 lots |
| | Total | | 102 lots |

On the original approval the portion of Phase 2 Final Plat that was reflected by Plat 4 consisted of 21 lots. The applicant worked with the City to provide trail access to the existing trails and open space to the east of the plat. They removed lots from Plat 4 and placed into Plat 5 & 6. The area of Phase 2 that is reflected by plat 6 has been redesigned due to the slopes in the area.



Here is the original approved Final Plat, all of the plats including the original will be provided as attachments.



Open Space: For this Phase 2 of Skyline Ridge there are no requirements to dedicate any open space. The Skyline project had an overall landscape plan with the original approval. The applicant is required to pay into escrow \$1,795.36 for each lot that gets recorded. This money is then held until the required landscaping is complete. When the landscaping is complete the money is reimbursed.

Slope Analysis: There are areas with steep slopes. There are proposed lots with slopes between 15% and 20%, also areas on proposed lots with a slope of 20% to 25%. On plat 5 lots 514-515 have slope above %15. On plat 6 Lots 603-604 and 610 are above %15. Lots 605-609 are above %20. City code allows for lots to be built on up to %25 but, it is not allowed to create a lot down to %25 by blasting. Any lot with steep slopes will need to show the building footprint on the plat. The applicant has submitted a slope analysis for review by City Engineer and Staff.

Setbacks: The setbacks for these final plats are 20' foot rear yard; 15' foot front yard; total of 15' feet sideyard, with the garage side of the house having a 10' foot setback. The minimum driveway length is 22' feet.

Connectivity Code: The maximum cul-de-sac length is 250' feet for a Tier II development. The cul-de-sac in Plat 5 is approximately 720 ft. which exceeds the maximum length. The applicant at the City's request removed lots from Plat 4 to create better buildable lots that have more usable depth. In return agreed to move them to Plat 5 which created the extra-long cul-de-sac. The plan to create the long cul-de-sac was reviewed by the Fire Marshall. The long cul-de-sac is the location that is the most buildable land which would not require blasting.

Streetlights: Streetlights are required at a minimum of every 250' along a public road and at a maximum of 350'. The applicant shall provide street light locations which conform to this standard. Streetlight estimates must be paid prior to recording a plat. Streetlights must be installed prior to the issuing of the first Certificate of Occupancy.

Dark Sky: All lights shall meet the City's Dark Sky Ordinance.

Grading/Drainage: The City engineer must approve any requirements to mitigate any issues regarding drainage.

Retaining Walls: There is a proposed retaining wall between 8 and 12 feet in height. The City's preferred maximum height of retaining wall is 6 feet. Cuts greater than 18-20 feet should be discouraged to avoid larger retaining areas than 3 tiers of no greater than 6 feet in height. Slopes may be graded to a maximum of 2:1 slopes provided that the rock base they are graded into are stable at that slope. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements. Also, it should be noted that the City will require a fence at the top of the slope and a drainage swale to direct runoff away from the slope face

Water: The applicant will need to provide water rights to the City before the plat can receive final approval and be recorded to the City.

Recommendation

The following options are provided for the benefit of the Planning Commission and may be read or referenced when making a motion:

Approval

I move that the Eagle Mountain Planning Commission recommend approval of the proposed Skyline Ridge Ph.2 plats 5 & 6 preliminary plat to the City Council with the following conditions:

1. An updated slope stability report is provided for both plats.
2. Maximum height of retaining wall is 6 feet with a maximum of 3 tiers. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements. Retaining walls shall not be located any closer than 10 ft. from a home.
3. No blasting may be used in this project.
4. A fence and drainage swale on the top of any retaining wall area.
5. Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights.
6. Remove any lots that average 25% or greater.
7. Any conditions required from the Planning Commission.

Denial

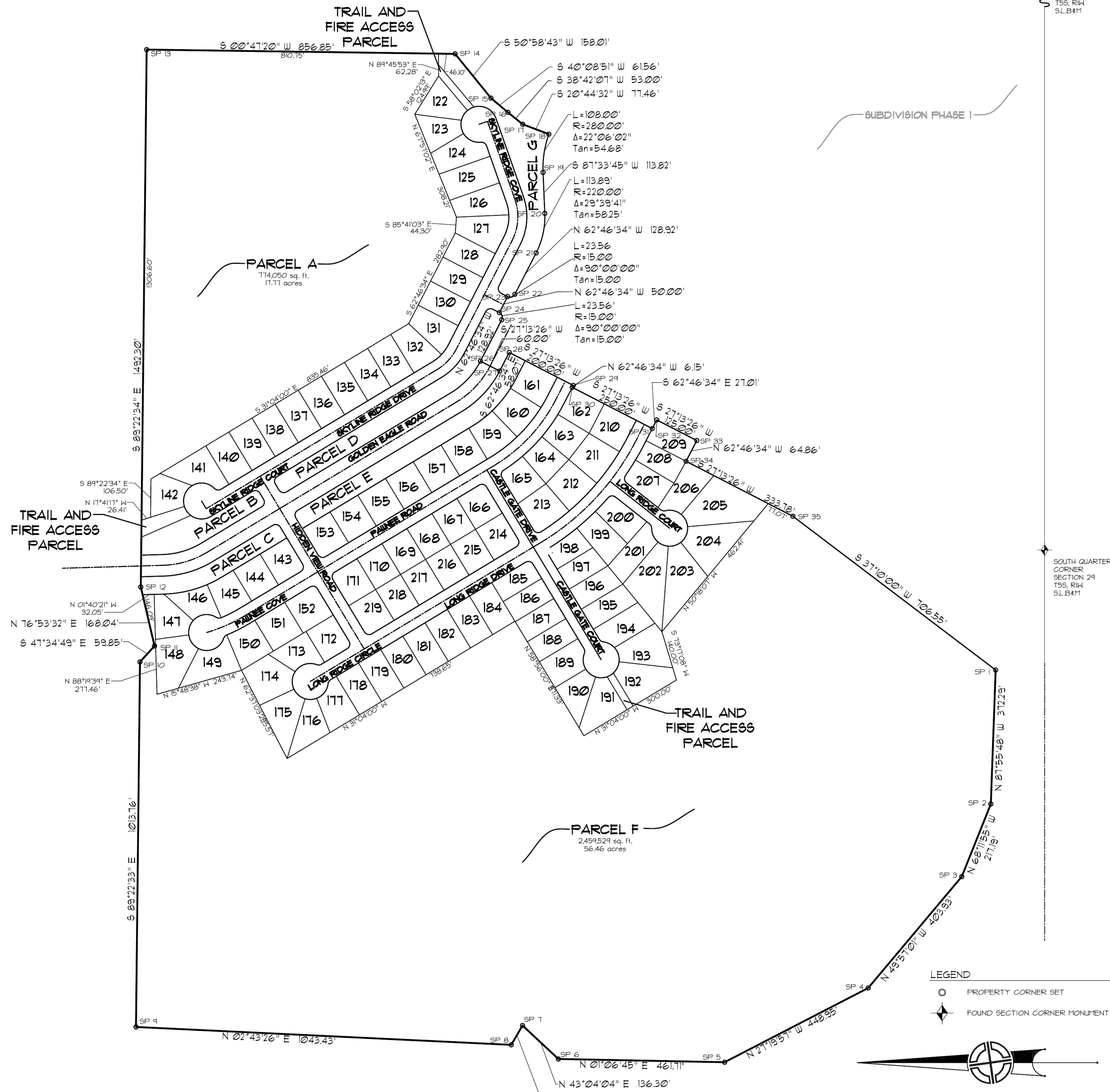
I move that the Eagle Mountain Planning Commission recommend denial of the proposed preliminary plats for Skyline Ridge Ph. 2 Plats 5 & 6 based on findings of fact.

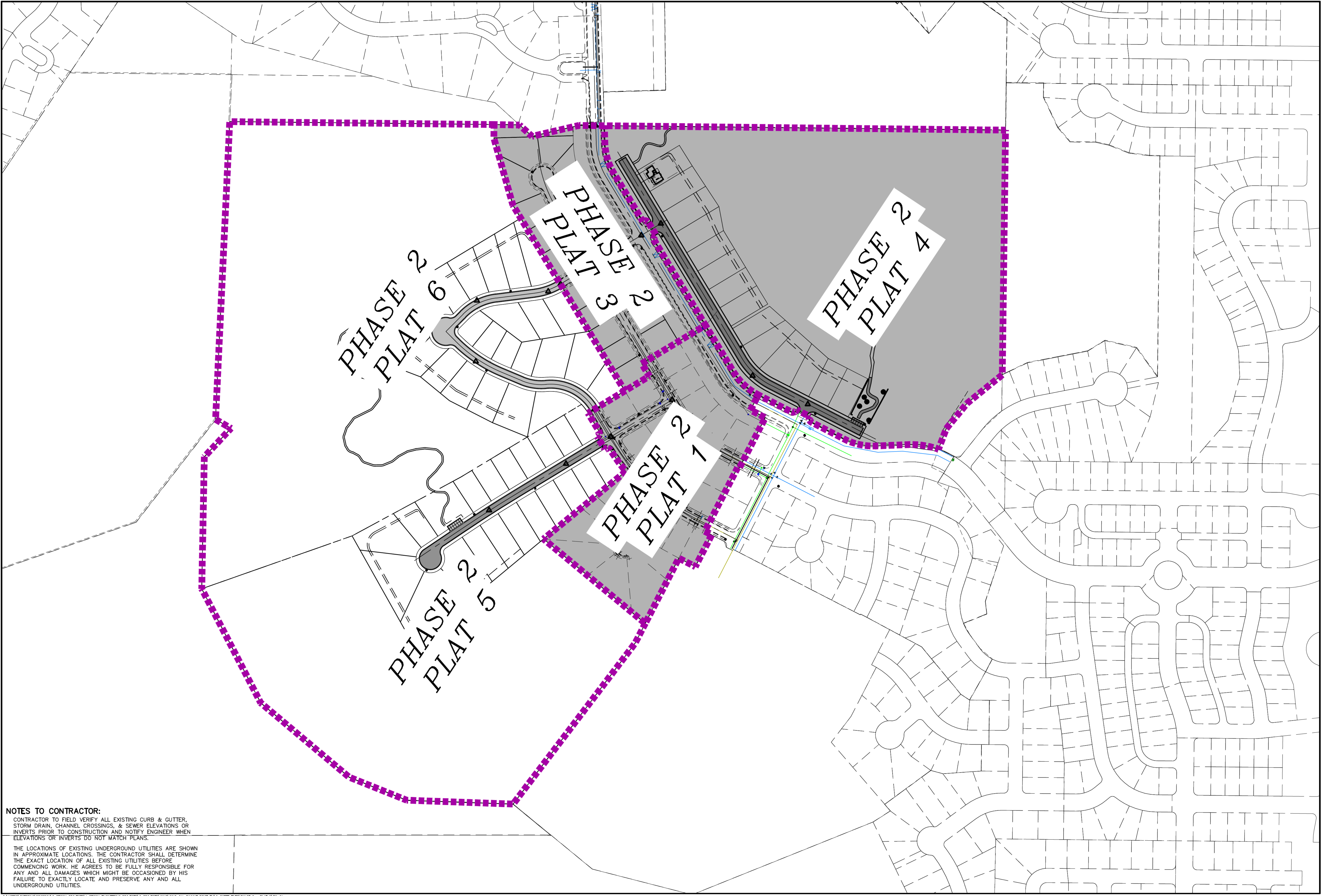
Table

I move that the Eagle Mountain Planning Commission table the proposed Skyline Ridge Ph.2 Plats 5 & 6 preliminary plat to provide additional information and for the following reasons...

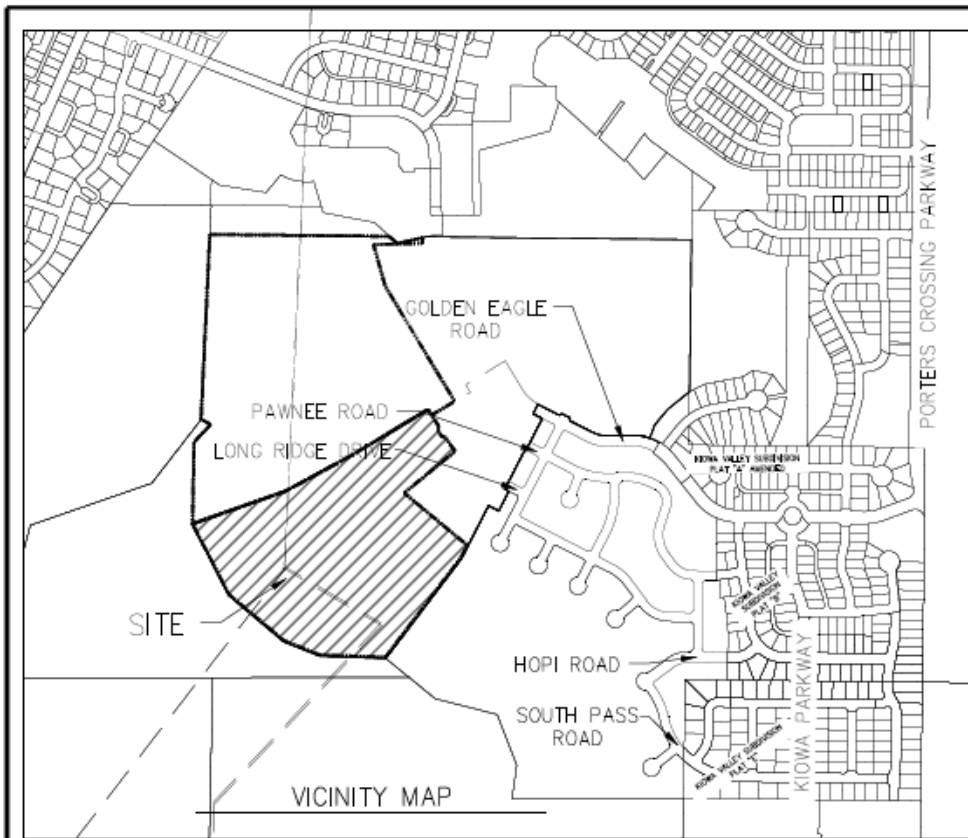
Attachments

- Plats 5 & 6
- Approved Phase 2 Final Plat





NOTES TO CONTRACTOR:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



PROJECT DEVELOPER
Goldsworth Real Estate
PO Box 900970
Sandy, Utah 84090

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

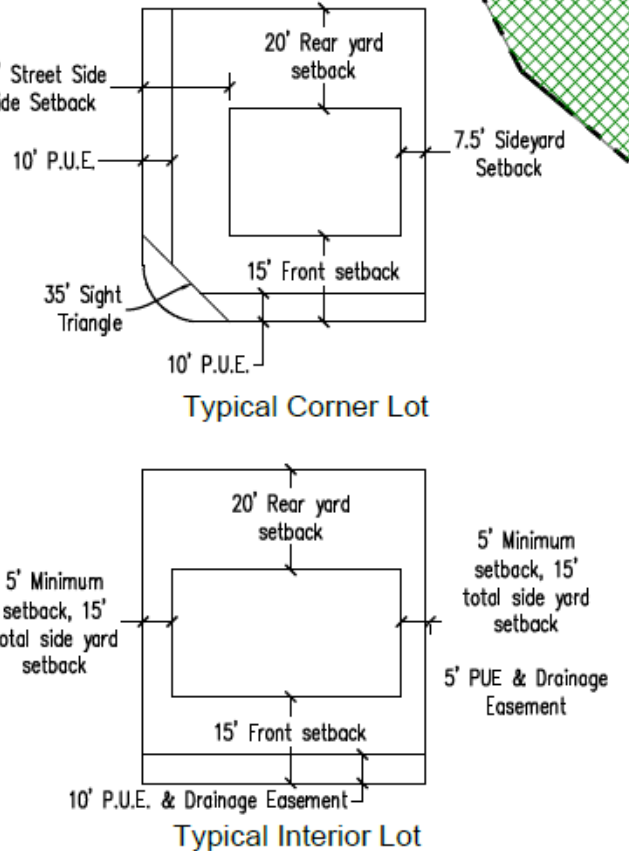
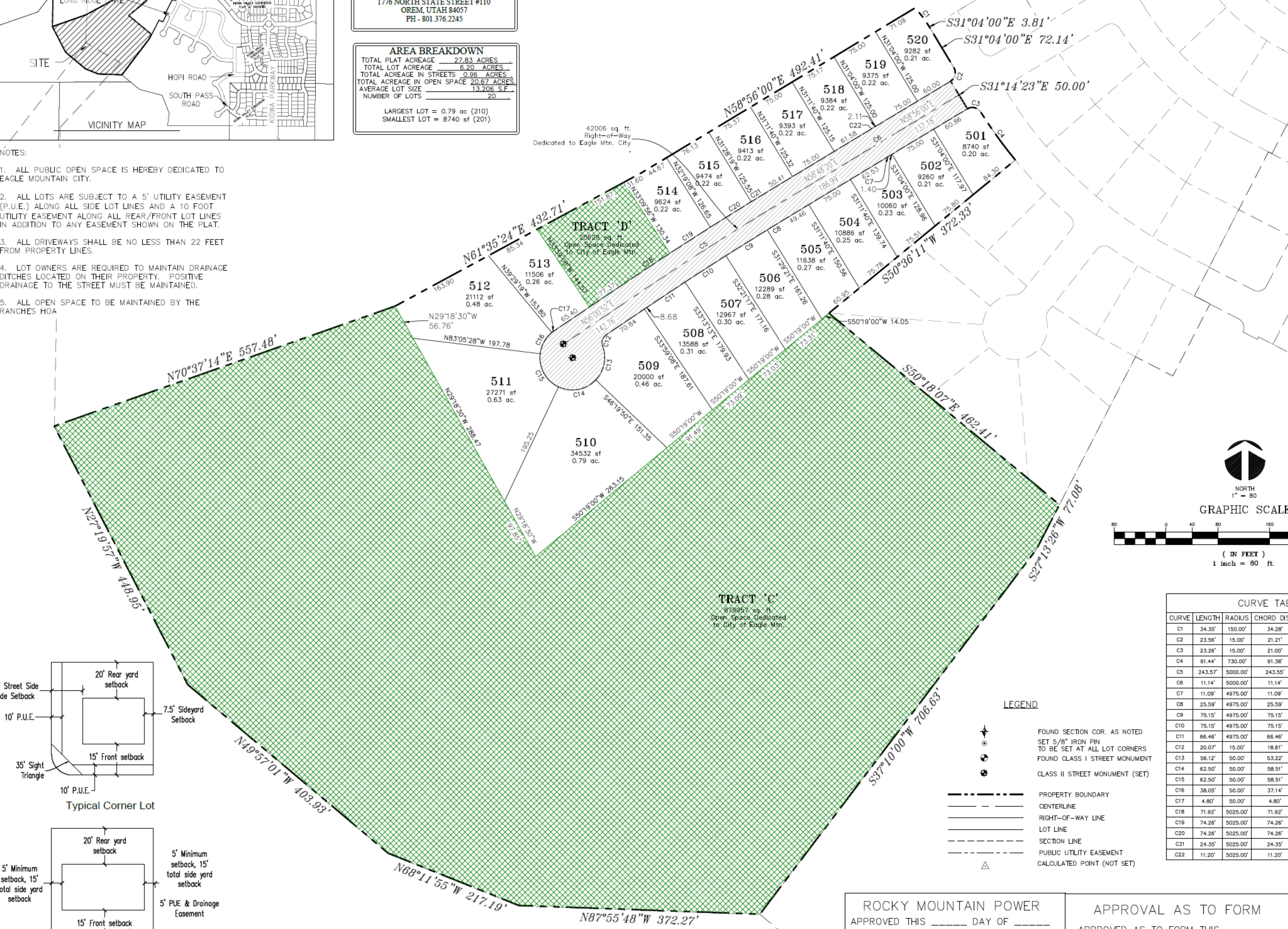
AREA BREAKDOWN
TOTAL PLAT ACREAGE 27.83 ACRES
TOTAL LOT ACREAGE 6.20 ACRES
TOTAL ACREAGE IN STREETS 0.96 ACRES
TOTAL ACREAGE IN OPEN SPACE 20.67 ACRES
AVERAGE LOT SIZE 13,206 S.F.
NUMBER OF LOTS 20

LARGEST LOT = 0.79 ac (210)
SMALLEST LOT = 8740 sf (201)

SKYLINE RIDGE - PH 2 Plat 5 RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

- NOTES:
- ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
 - ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
 - LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.
 - ALL OPEN SPACE TO BE MAINTAINED BY THE RANCHES HOA



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

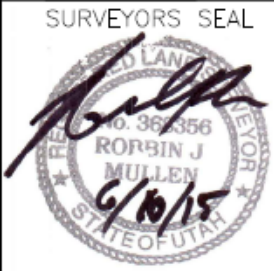
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	34.35'	150.00'	34.28'	S37°37'41"E
C2	23.56'	15.00'	21.21'	S13°56'00"W
C3	23.28'	15.00'	21.00'	S76°38'37"E
C4	91.44'	730.00'	91.38'	S35°48'31"E
C5	243.57'	5000.00'	243.55'	N57°24'36"E
C6	11.14'	5000.00'	11.14'	N58°52'10"E
C7	11.09'	4975.00'	11.09'	N58°52'10"E
C8	25.59'	4975.00'	25.59'	N58°39'29"E
C9	75.15'	4975.00'	75.15'	N58°04'41"E
C10	75.15'	4975.00'	75.15'	N57°12'45"E
C11	66.46'	4975.00'	66.46'	N56°23'50"E
C12	20.07'	15.00'	18.81'	N17°41'08"E
C13	56.12'	50.00'	53.22'	N11°30'47"E
C14	62.50'	50.00'	58.51'	N79°28'45"E
C15	62.50'	50.00'	58.51'	S28°54'04"E
C16	38.05'	50.00'	37.14'	S28°42'36"W
C17	4.80'	50.00'	4.80'	S53°15'46"W
C18	71.92'	5025.00'	71.92'	S56°25'28"W
C19	74.26'	5025.00'	74.26'	S57°15'28"W
C20	74.26'	5025.00'	74.26'	S58°06'16"W
C21	24.35'	5025.00'	24.35'	S58°40'00"W
C22	11.20'	5025.00'	11.20'	S58°52'10"W

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____
A.D., 20____ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____ A.D., 20____

EAGLE MTN CITY ATTORNEY



NOTARY PUBLIC SEAL	CIVIL ENGINEERS SEAL	CLERK-RECORDER SEAL
--------------------	----------------------	---------------------

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 2304.30' ALONG THE SECTION LINE AND NORTH 107.87' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; Thence, N 87° 55' 48" W for a distance of 372.27 feet to a point on a line.
Thence, N 68° 11' 55" W for a distance of 217.19 feet to a point on a line.
Thence, N 49° 57' 01" W for a distance of 403.93 feet to a point on a line.
Thence, N 27° 19' 57" W for a distance of 448.95 feet to a point on a line.
Thence, N 70° 37' 14" E for a distance of 557.48 feet to a point on a line.
Thence, N 61° 35' 24" E for a distance of 432.71 feet to a point on a line.
Thence, N 58° 56' 00" E for a distance of 492.41 feet to the beginning of a non-tangential curve,
Said curve turning to the right through an angle of 13° 07' 20.6", having a radius of 150.00 feet, and whose long chord bears S 37° 37' 41" E for a distance of 34.28 feet.
Thence, S 31° 04' 00" E for a distance of 3.81 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 72.14 feet to the beginning of a curve,
Said curve turning to the right through an angle of 90° 00' 00.0", having a radius of 15.00 feet, and whose long chord bears S 13° 56' 00" W for a distance of 21.21 feet to a point of intersection with a non-tangential line.
Thence, S 31° 14' 23" E for a distance of 50.00 feet to the beginning of a non-tangential curve,
Said curve turning to the right through 88° 50' 46.7", having a radius of 15.00 feet, and whose long chord bears S 76° 38' 37" E for a distance of 21.00 feet to the beginning of a non-tangential curve.
Said curve turning to the left through an angle of 07° 10' 35.7", having a radius of 730.00 feet, and whose long chord bears S 35° 48' 31" E for a distance of 91.38 feet to a point of intersection with a non-tangential line.
Thence, S 50° 36' 11" W for a distance of 372.33 feet to a point on a line.
Thence, S 50° 18' 07" E for a distance of 462.41 feet to a point on a line.
Thence, S 27° 13' 26" W for a distance of 77.08 feet to a point on a line.
thence S 37° 10' 00" W a distance of 706.63 feet to the POINT OF BEGINNING

CONTAINING 27.83 ACRES OF LAND MORE OR LESS.
PROJECT BASED ON STATE PLANE COORDINATES, NAD83

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 dedicated 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.

In witness hereof we have hereunto set our hands this _____ day of _____ A.D. 20____

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

On the _____ day of _____, 2016, personally appeared before me the persons signing the foregoing Owner's 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
(See Seal Below)

Acceptance by the City of Eagle Mountain

The City of Eagle Mountain, 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. Signed this _____ day of _____ A.D. 20____

Approved: _____ City Engineer
Approved: _____ City Recorder

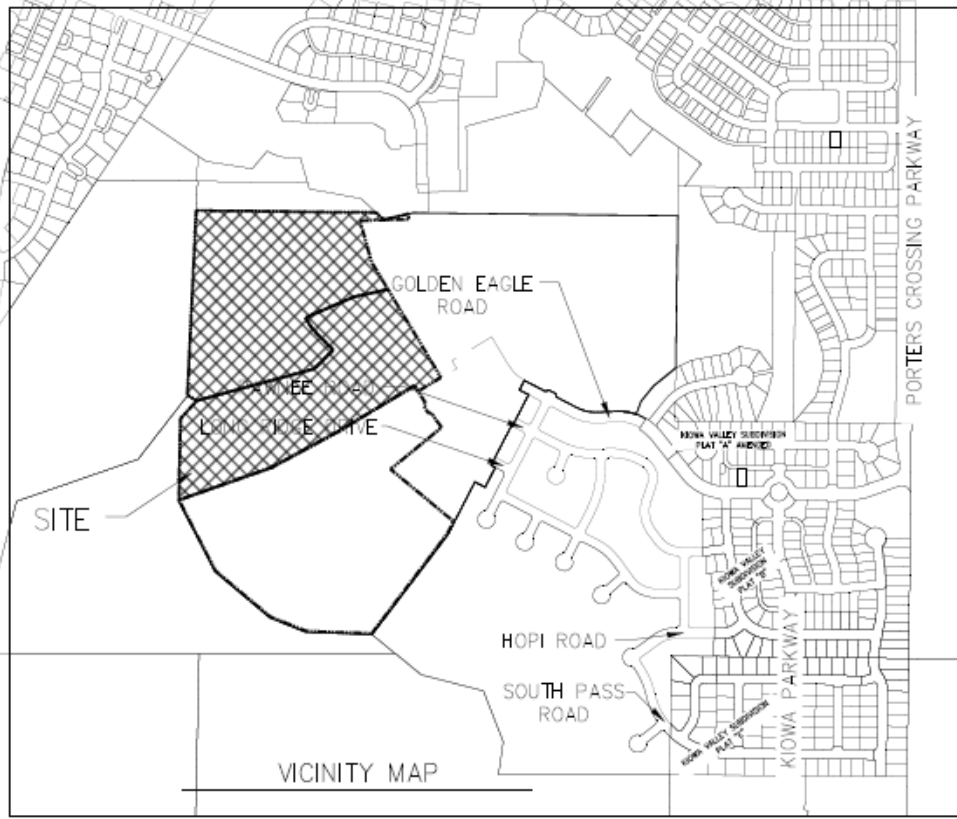
Mayor of Eagle Mountain

Approved this _____ day of _____, A.D. 20____

Approved: _____
Mayor of Eagle Mountain

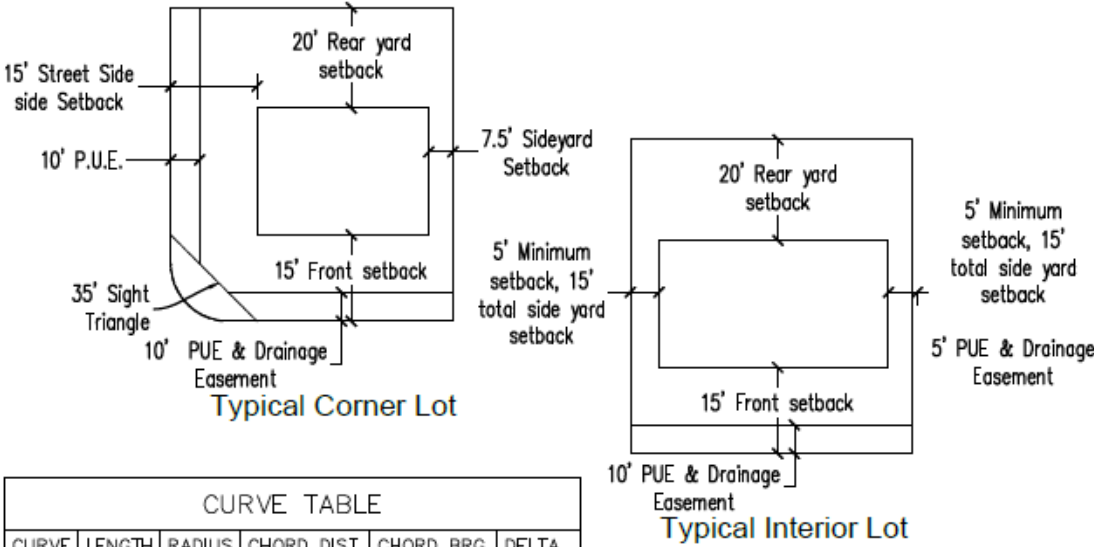
SKYLINE RIDGE - PH 2 Plat 5 RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

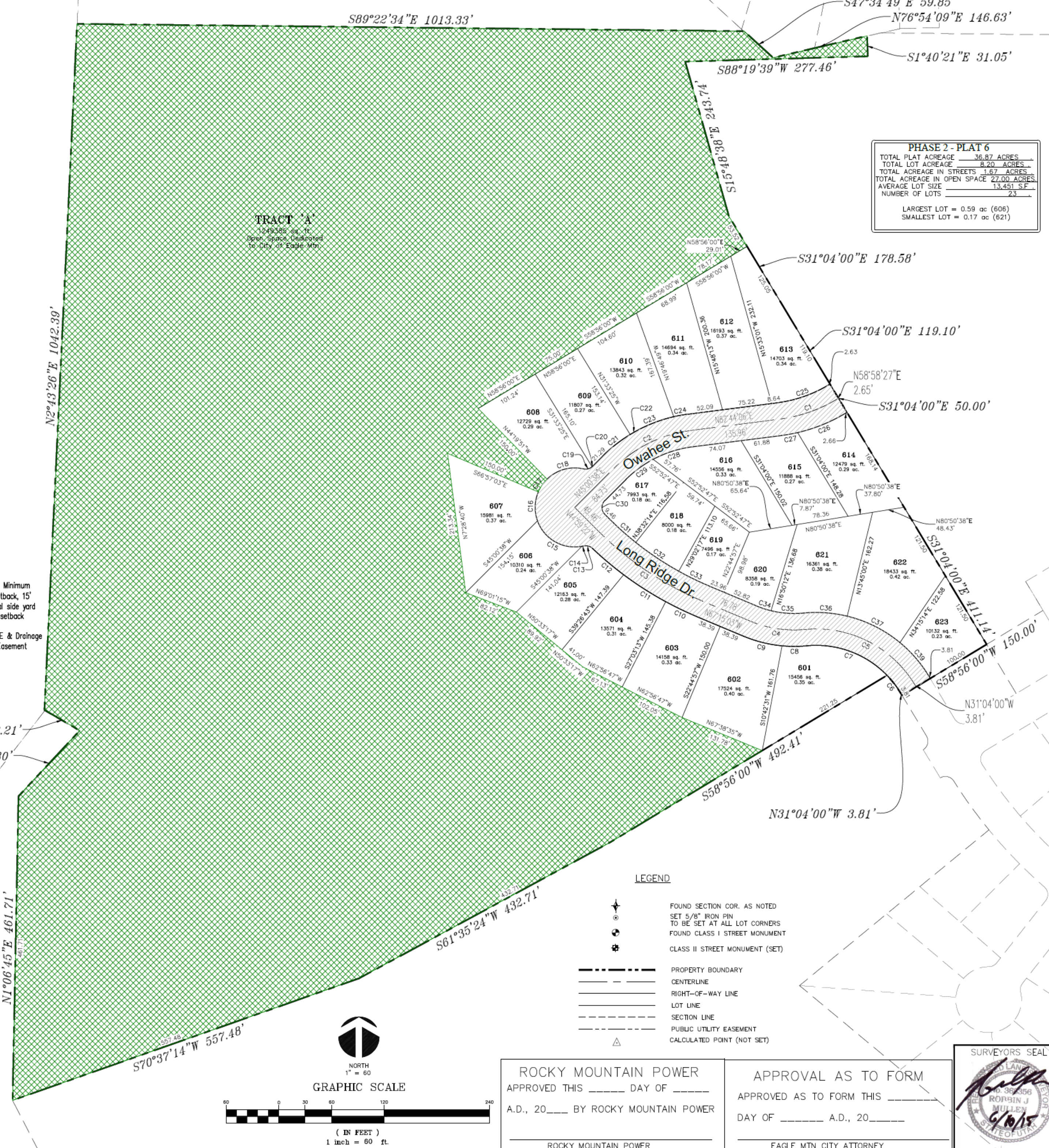


NOTES:

1. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.
5. ALL OPEN SPACE TO BE MAINTAINED BY THE RANCHES HOA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	93.31'	225.00'	92.64'	N70°51'16"E	23°45'40"
C2	131.68'	200.00'	129.32'	N63°52'22"E	37°43'28"
C3	194.27'	500.00'	193.05'	N56°07'12"W	22°15'41"
C4	86.05'	175.00'	85.19'	N81°20'15"W	28°10'24"
C5	196.57'	175.00'	186.40'	N63°14'43"W	64°21'26"
C6	34.35'	150.00'	34.28'	N37°37'41"W	13°07'21"
C7	134.13'	150.00'	129.71'	N69°48'24"W	51°14'06"
C8	37.78'	200.00'	37.72'	S89°59'15"W	10°49'23"
C9	60.58'	200.00'	60.33'	N75°35'33"W	17°21'00"
C10	52.54'	525.00'	52.52'	N64°23'01"W	5°44'03"
C11	75.98'	525.00'	75.91'	N57°22'14"W	8°17'30"
C12	61.76'	525.00'	61.72'	N49°51'18"W	6°44'23"
C13	14.78'	15.00'	14.19'	N74°42'17"W	56°26'22"
C14	2.52'	60.00'	2.52'	S78°16'48"W	2°24'31"
C15	84.53'	60.00'	77.71'	S60°09'29"E	80°42'57"
C16	44.87'	60.00'	43.83'	S1°37'29"W	42°30'57"
C17	23.69'	60.00'	23.53'	N34°21'33"E	22°37'12"
C18	59.81'	60.00'	57.36'	S74°13'28"W	57°06'38"
C19	14.00'	15.00'	13.50'	S76°02'18"W	53°28'57"
C20	1.12'	15.00'	1.12'	N47°09'17"E	41°7'06"
C21	53.68'	225.00'	53.55'	N51°50'42"E	13°40'06"
C22	71.69'	225.00'	71.39'	S67°48'26"W	18°15'23"
C23	71.69'	225.00'	71.39'	N67°48'26"E	18°15'23"
C24	22.78'	225.00'	22.77'	N79°50'07"E	5°47'59"
C25	82.94'	200.00'	82.35'	N70°51'16"E	23°45'40"
C26	78.63'	250.00'	78.31'	S67°59'05"W	18°01'18"
C27	25.04'	250.00'	25.03'	S79°51'55"W	5°44'22"
C28	63.26'	175.00'	62.91'	S72°22'48"W	20°42'36"
C29	51.97'	175.00'	51.78'	S53°31'04"W	17°00'52"
C30	23.56'	15.00'	21.21'	S0°00'38"W	90°00'00"
C31	53.67'	475.00'	53.64'	S48°13'34"E	6°28'24"
C32	78.75'	475.00'	78.66'	S56°12'44"E	9°29'57"
C33	52.14'	475.00'	52.11'	S64°06'23"E	6°17'20"
C34	23.76'	150.00'	23.74'	S71°47'22"E	9°04'38"
C35	49.99'	150.00'	49.76'	S85°52'34"E	19°05'45"
C36	66.53'	200.00'	66.23'	S85°53'37"E	19°03'39"
C37	90.31'	200.00'	89.55'	S63°25'36"E	25°52'24"
C38	67.80'	200.00'	67.48'	S40°46'42"E	19°25'23"



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 1215.28' ALONG THE SECTION LINE AND NORTH 861.31' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; Thence, N 01° 06' 45" E for a distance of 461.71 feet to a point on a line.
Thence, N 43° 04' 04" E for a distance of 136.30 feet to a point on a line.
Thence, N 74° 49' 30" E for a distance of 687.04 feet to a point on a line.
Thence, N 45° 00' 38" E for a distance of 150.00 feet to a point on a line.
Thence, N 44° 59' 22" W for a distance of 137.05 feet to the beginning of a curve,
Said curve turning to the right through an angle of 21° 46' 44.9", having a radius of 275.00 feet, and whose long chord bears N 34° 05' 59" W for a distance of 103.90 feet to a point of intersection with a non-tangential line.
Thence, N 66° 45' 25" E for a distance of 296.30 feet to a point on a line.
Thence, N 77° 39' 39" E for a distance of 196.46 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 119.10 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 50.00 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 411.14 feet to a point on a line.
Thence, S 58° 56' 00" W for a distance of 150.00 feet to a point on a line.
Thence, N 31° 04' 00" W for a distance of 3.81 feet to the beginning of a curve,
Said curve turning to the left through an angle of 13° 07' 20.6", having a radius of 150.00 feet, and whose long chord bears N 37° 37' 41" W for a distance of 34.28 feet to a point of intersection with a non-tangential line.
Thence, S 58° 56' 00" W for a distance of 492.41 feet to a point on a line.
Thence, S 61° 35' 24" W for a distance of 432.71 feet to a point on a line.
Thence S 70° 37' 14" W a distance of 557.48 feet to the POINT OF BEGINNING

CONTAINING 17.19 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

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 dedicated 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.

In witness hereof we have hereunto set our hands this ____ day of ____ A.D. 20__

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

On the ____ day of _____, 2016, personally appeared before me the persons signing the foregoing Owner's 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
(See Seal Below)

Acceptance by the City of Eagle Mountain

The City of Eagle Mountain, 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. Signed this ____ day of _____ A.D. 20__

Approved: _____ Approved: _____
City Engineer City Recorder

Mayor of Eagle Mountain

Approved this ____ day of _____, A.D. 20__

Approved: _____
Mayor of Eagle Mountain

SKYLINE RIDGE - PH 2 Plat 6
RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL CIVIL ENGINEERS SEAL CLERK-RECORDER SEAL



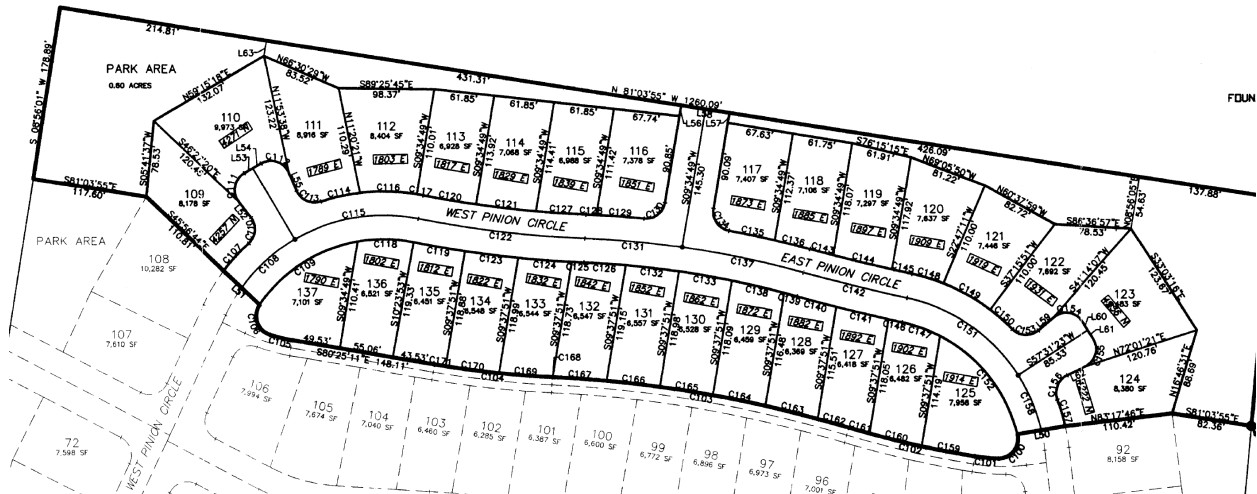
Eagle Mountain City Planning Commission Staff Report January 22nd, 2019

Project: The Landing Plat 4
Applicant: Andrew Flamm/West Lake Investments LLC
Request: Preliminary Plat
Type of Action: Action Item-Recommendation to City Council

Preface

The City has received an application for The Landing Phase 4 Preliminary, located north of the existing Landing Phase 3 development and east of City Hall. This project was previously approved on March 27, 1997 by the Planning Commission for Preliminary Plat and approved for Final Plat on July 28, 1998 by the Town Council. Since that time the project has been revised by removing a stub street and adding additional lots. There were issues with the ownership, though, and so the plat was changed to include only the lot areas and the roads, excluding the “open space” areas on the northwest, north, and northeast.

Preliminary Plat The proposed Landing preliminary plat 4 consists of 31 total lots. The original approval had 29 lots and a stub road in the middle of the lots that went north. At the time the Colonial Park project had not yet been approved so it made sense to provide a connection. Since Colonial Park has been developed the roads within that project are all private so the stub road was not needed. The applicant has removed the stub road and added 2 lots. Staff feels that one lot to replace the road makes sense. The diagram below is the original preliminary plat 4.



Here is an overall view of the Landing subdivision.



Open Space: The required amount of improved open space based on the proposed development is .71 ac. This proposal has no dedicated improved open space; the applicant is proposing to pay the fee-in-lieu. The original approved plat included open space on the northeast and northwest corners of the plat tied together by a thin strip of land on the north end of the lots. The open space is currently in the name of Monte Vista Ranch LC. and is not a part of the application. The applicant has said they have tried to get in touch with the land owner to discuss the strip of land on the north and open space in the northeast and northwest corners, but have been unable to make contact. The City does not believe that it is in the best interest of the City or the public to approve a plat that leaves a strip of land that the City would end up having to purchase or could go up for tax sale in the future. Staff has discussed the following possible options to address the issue:

1. The applicant can pay the fee-in-lieu towards Walden Park which is adjacent to the project and the land issue remains unresolved.
2. Work with the land owner and resolve the strip of land to the north and add it to the lots on the north side.
3. Work with the land owner and resolve the strip of land to the north with a slight redesign to include it in the lots, dedicate the eastern piece in the northeast corner to the City to be added to Walden Park. Leave the Western piece in the northwest corner alone. Pay a fee-in-lieu taking in to consideration the land dedicated as open space for the development.

4. Deny the proposed project until all the land issues are resolved.

Setbacks: The setbacks for this preliminary plat are 20' foot rear yard; 15' foot front yard; total of 15' feet sideyard, with the garage side of the house having a 10' foot setback. The minimum driveway length is 22' feet.

Alleyway: There is currently a existing alleyway on the south side of the project. The Planning Commission can grant a waiver. City code states that:

16.35.70 Access on Alleyways. Homes constructed on lots adjoining alleyways shall have access to the home garage from the alley only and the garage door of the home shall be oriented toward the alley. Lots adjoining alleys shall not be permitted driveway access from the street in front of or adjoining the lot, and all garage doors on lots adjoining alleys shall be oriented toward the alley unless a waiver is granted by the planning commission.

Secondary Access: This proposal does have secondary access with access tying into existing roads.

Streetlights: Streetlights are required at a minimum of every 250' along a public road and at a maximum of 350'. The applicant shall provide street light locations which conform to this standard. Streetlight estimates must be paid prior to recording a plat. Streetlights must be installed prior to the issuing of the first Certificate of Occupancy.

Dark Sky: All lights shall meet the City's Dark Sky Ordinance.

Grading/Drainage: The City engineer must approve any requirements to mitigate any issues regarding drainage.

Water: The applicant will need to provide water rights to the City before the plat can receive final approval and be recorded to the City.

Recommendation

The following options are provided for the benefit of the Planning Commission and may be read or referenced when making a motion:

Approval

I move that the Eagle Mountain Planning Commission recommend approval of the proposed The Landing Plat 4 preliminary plat to the City Council with the following conditions:

1. Work with the land owner and resolve the strip of land to the north and add it to the lots on the north side.
2. Work with landowner to dedicate the eastern piece of land in the northeast corner to the City to be added to Walden Park.
3. Any conditions required from the Planning Commission.

Denial

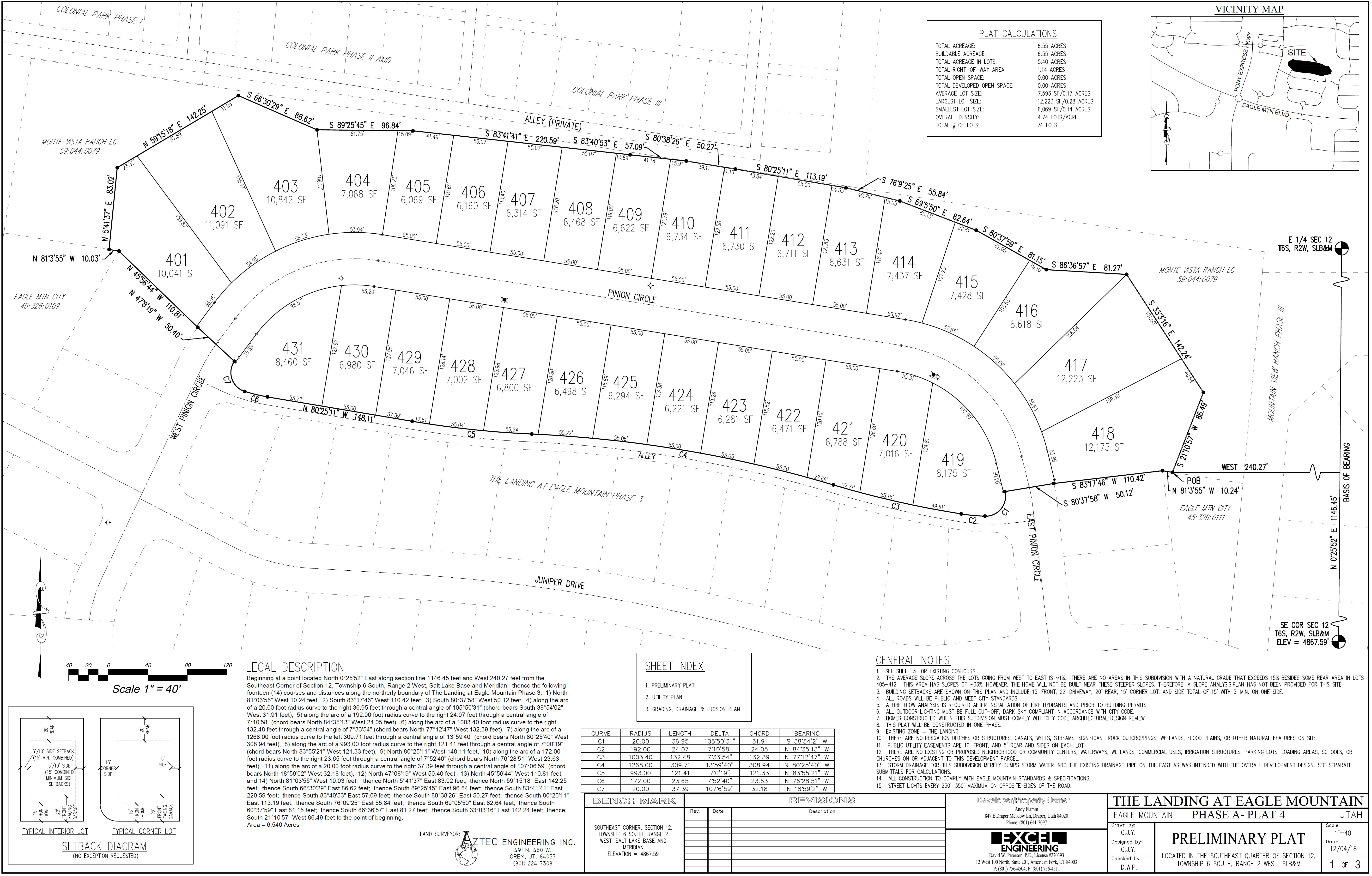
I move that the Eagle Mountain Planning Commission recommend denial of the proposed preliminary plat for The Landing Plat 4 based on findings of fact.

Table

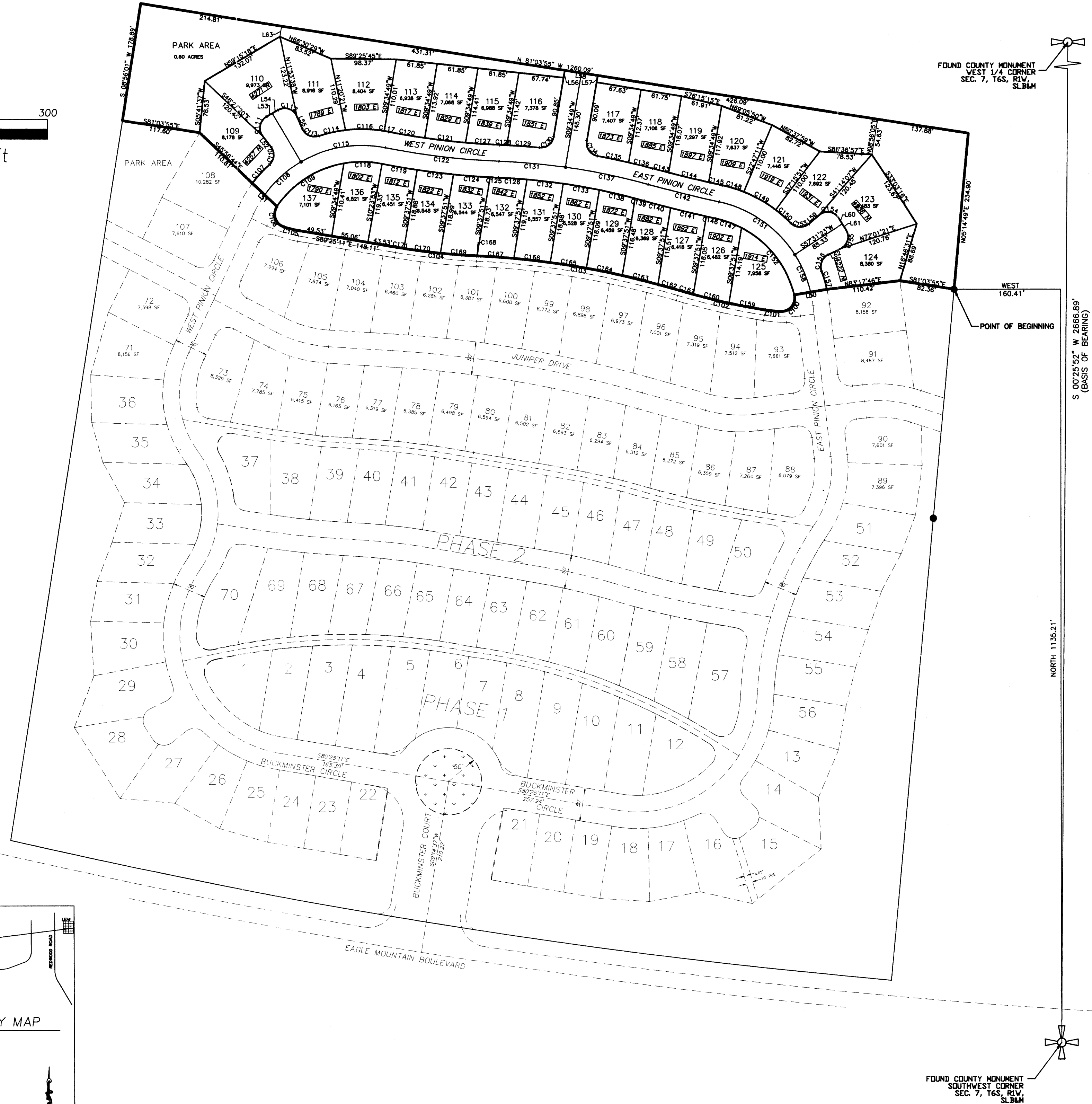
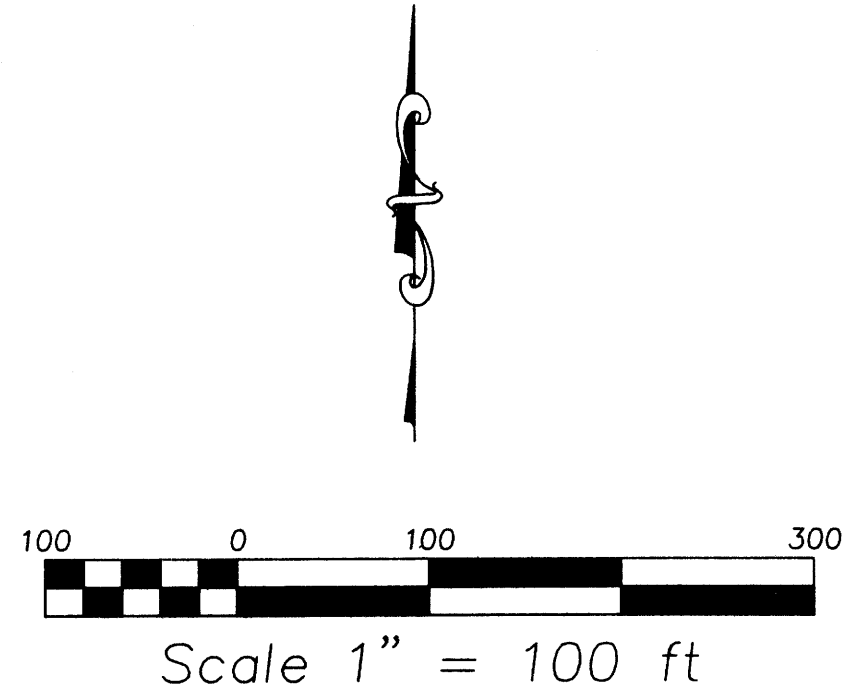
I move that the Eagle Mountain Planning Commission table the proposed Landing Plat 4 preliminary plat to provide additional information and for the following reasons..

Attachments

- Proposed Plat 4
- Original approved Plat 4

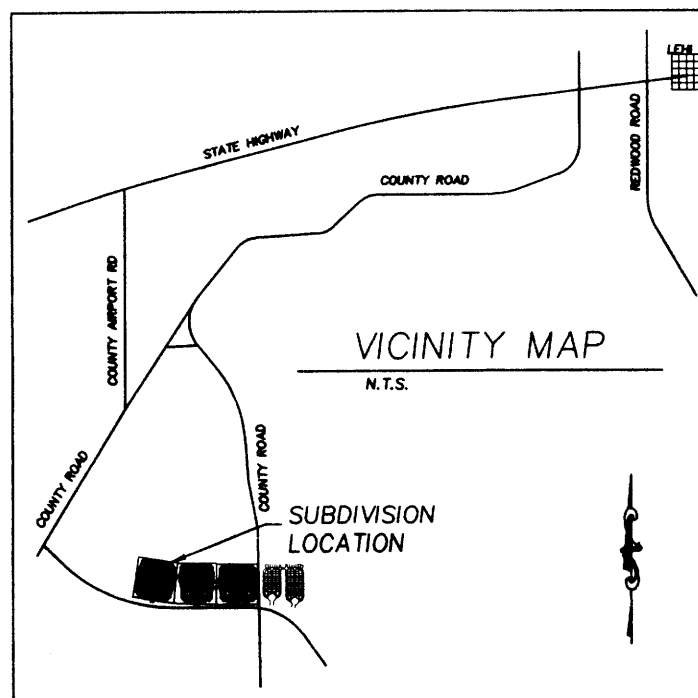


THE LANDING AT EAGLE MOUNTAIN PHASE 4



LINE	LENGTH	BEARING
L1	50.40	S47°08'19"E
L2	50.12	N80°37'28"E
L3	7.83	N0°23'57"E
L4	25.73	N64°36'03"W
L5	8.30	N0°23'57"E
L6	24.40	S84°40'15"E
L7	3.25	S74°19'24"E
L8	15.52	N80°17'46"E
L9	16.78	S71°57'33"E
L10	31.18	S71°57'33"E
L11	42.08	S71°57'33"E
L12	36.59	S71°57'33"E
L13	15.52	N80°17'46"E
L14	12.71	S0°42'44"E
L15	20.60	N83°17'46"E
L16	17.79	S80°25'11"E
L17	18.20	S80°25'11"E
L18	8.71	N83°17'46"E
L19	11.08	N83°17'46"E
L20	11.93	N83°17'46"E
L21	12.90	N83°17'46"E
L22	13.20	N83°17'46"E
L23	13.56	N83°17'46"E
L24	13.63	N83°17'46"E
L25	14.61	N83°17'46"E
L26	13.53	N73°39'58"W
L27	15.15	N75°54'25"W
L28	15.39	N73°39'58"W
L29	14.78	N76°02'30"W
L30	28.54	N70°10'51"W
L31	25.44	N83°17'46"E
L32	21.04	N37°10'40"W
L33	9.97	N80°37'28"E
L34	9.97	N80°37'28"E
L35	20.38	N23°03'36"W
L36	11.23	S0°24'49"W
L37	10.35	S0°24'49"W
L38	50.00	S81°03'55"E
L39	20.86	N80°30'47"E
L40	9.97	N32°25'43"W
L41	9.97	N32°25'43"W
L42	20.97	N84°37'46"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIR.
C100	36.95	20.00	110°20'31"	31.91	S36°24'02"E
C101	24.07	150.00	0°10'58"	24.05	S84°55'17"E
C102	132.48	1003.40	0°33'54"	132.39	S77°12'47"E
C103	308.71	1288.00	0°33'54"	308.94	N80°25'40"W
C104	121.41	993.00	0°20'19"	121.33	S83°52'11"E
C105	23.65	172.00	0°52'40"	23.63	S76°28'21"E
C106	37.59	20.00	110°20'31"	37.18	S118°50'11"E
C107	38.59	205.00	1°04'09"	38.53	S41°58'53"W
C108	74.37	180.00	2°34'24"	73.84	S47°34'07"W
C109	122.83	155.00	0°54'20"	119.64	S74°18'22"W
C110	29.52	20.00	84°34'07"	28.91	N80°28'24"E
C111	33.88	20.00	97°03'31"	29.97	S111°21'06"W
C112	33.88	20.00	97°03'31"	29.97	S77°52'54"E
C113	29.80	20.00	85°22'04"	27.72	S85°44'11"E
C114	41.25	205.00	1°13'14"	41.18	S77°20'11"W
C115	131.75	180.00	4°14'10"	128.83	S80°22'24"W
C116	58.58	205.00	1°22'24"	58.38	N88°42'42"W
C117	8.88	205.00	1°31'59"	8.88	S79°35'13"E
C118	51.79	155.00	0°11'40"	51.45	N88°22'11"E
C119	53.45	1125.00	0°24'20"	53.45	S80°01'11"E
C120	58.08	1075.00	0°24'20"	58.07	S80°17'35"E
C121	61.83	1075.00	0°24'20"	61.82	S80°17'35"E
C122	172.28	1100.00	0°58'21"	172.08	S83°08'42"E
C123	55.10	1125.00	0°24'20"	55.08	S82°47'00"E
C124	55.28	1125.00	0°24'20"	55.27	S85°35'41"E
C125	12.35	1125.00	0°23'44"	12.35	S87°19'00"E
C126	43.02	975.00	0°21'41"	43.02	N88°22'11"E
C127	51.43	1075.00	0°24'28"	51.43	S86°15'38"E
C128	16.87	1025.00	0°23'47"	16.87	N87°18'50"W
C129	48.18	1025.00	0°24'57"	48.18	N88°39'37"W
C130	30.07	20.00	86°08'03"	27.31	S52°38'50"E
C131	100.41	1000.00	0°45'10"	100.37	N84°45'17"W
C132	55.13	975.00	0°21'42"	55.12	N83°28'58"W
C133	55.05	975.00	0°21'49"	55.04	N80°14'45"E
C134	31.04	20.00	89°58'42"	29.03	S45°30'02"E
C135	48.05	1025.00	0°24'10"	48.04	N78°00'40"W
C136	37.12	1025.00	0°24'28"	37.12	N75°27'40"W
C137	127.28	1000.00	0°17'27"	127.18	N78°13'24"W
C138	55.14	975.00	0°21'42"	55.14	N77°00'28"W
C139	13.87	975.00	0°24'01"	13.82	N74°58'10"W
C140	41.85	1825.00	0°11'21"	41.85	S79°14'20"E
C141	55.15	1825.00	0°14'54"	55.15	S76°45'39"E
C142	108.49	1800.00	0°32'07"	108.48	S76°18'46"E
C143	24.88	1775.00	0°04'51"	24.88	S74°58'20"E
C144	61.91	1775.00	0°19'54"	61.90	S76°23'22"E
C145	21.19	1775.00	0°04'10"	21.19	S77°43'00"E
C146	14.21	1825.00	0°28'46"	14.21	S77°50'59"E
C147	41.80	155.00	1°22'37"	41.47	N72°23'03"W
C148	33.84	255.00	0°24'08"	33.80	N73°22'17"W
C149	55.17	205.00	1°22'07"	55.00	N80°27'42"W
C150	20.96	205.00	88°22'24"	20.93	N49°03'37"W
C151	142.07	180.00	4°21'18"	138.41	N85°57'44"W
C152	131.68	155.00	48°40'31"	127.76	N82°14'28"W
C153	20.83	20.00	84°36'29"	20.93	S17°10'59"E
C154	33.88	20.00	97°03'31"	29.97	N16°08'04"E
C155	29.78	20.00	85°18'59"	27.11	S13°58'14"W
C156	7.93	205.00	0°24'48"19"	7.91	N74°11'11"W
C157	61.19	180.00	1°28'44"	60.90	N73°08'44"W
C158	55.35	1003.40	0°30'28"	55.42	S79°24'52"E
C159	55.19	1003.40	0°30'02"	55.18	S76°15'34"E
C160	55.19	1003.40	0°30'02"	55.18	S76°15'34"E
C161	21.94	1003.40	0°11'51"	21.94	S74°03'26"E
C162	33.43	1268.00	0°10'30'27"	33.42	N74°11'09"W
C163	55.19	1268.00	0°22'36"	55.19	N76°11'16"W
C164	55.07	1268.00	0°22'18"	55.07	N76°04'40"W
C165	55.05	1268.00	0°22'15"	55.05	N76°11'00"W
C166	55.14	1268.00	0°22'29"	55.13	N76°38'24"W
C167	55.33	1268.00	0°22'00"	55.32	N76°09'00"W
C168	0.50	1268.00	0°00'12"	0.50	N76°24'48"W
C169	54.80	993.00	0°30'04'53"	54.79	S82°50'28"E
C170	55.08	993.00	0°31'14'44"	55.08	S82°40'40"E
C171	11.52	993.00	0°23'39'52"	11.52	S82°45'07"E



NOTES

MINIMUM LOT FRONTAGE = 55 FEET
MINIMUM LOT SIZE = 6,050 SQ. FEET
TOTAL LOTS = 29
TOTAL ACRES = 7.89

SUBDIVISION NAME: EAGLE MOUNTAIN-EAGLE VIEW
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

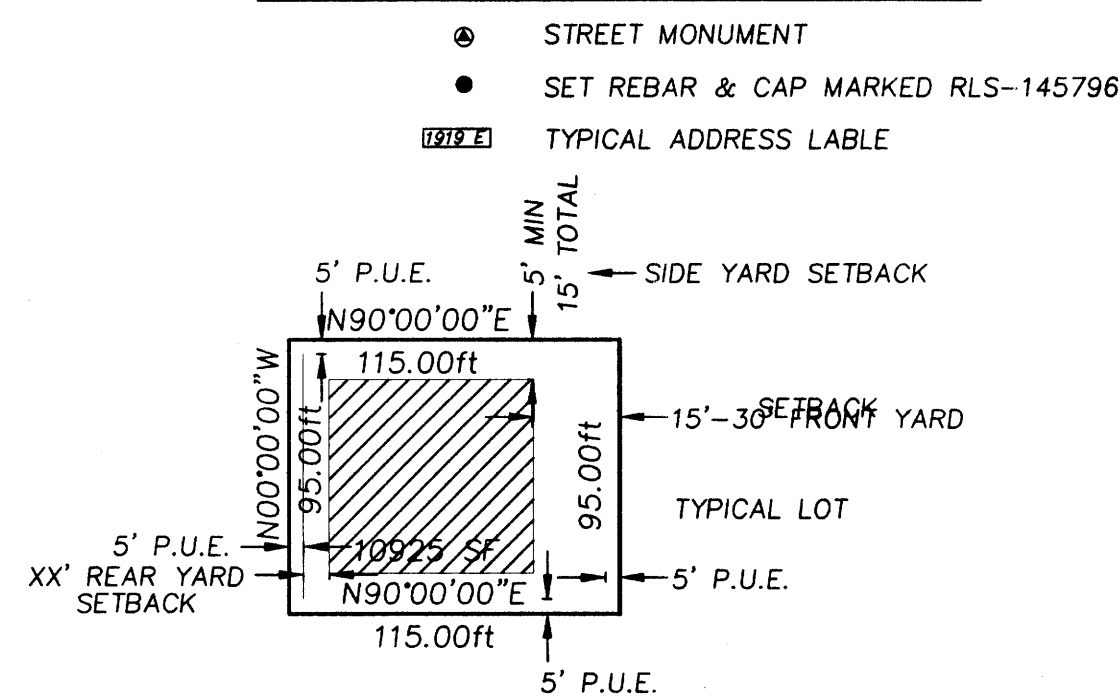
OWNER/DEVELOPER:

TOUCHSTONE DEVELOPMENT OF UTAH, L.L.C.
ATTN: ROGER NIX
2800 WEST SAHARA AVE. SUITE #4B
LAS VEGAS, NEVADA 89102
(702) 365-1661

PROJECT #97033
PLOT VIEW = '100'

DRAFTED BY BMB 5/8/98
File name: F:\SDSKPROJ\97033\PH3-4.DWG

LEGEND



SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 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 INTO 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 IS TRUE AND CORRECT.

DATE _____ SURVEYOR _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1135.21 FEET AND WEST 160.41 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, T6S, R1W, S184M.

THENCE N 81°35'55" W 82.36 FEET,
THENCE S 83°17'46" W 110.42 FEET,
THENCE S 80°25'40" W 80.12 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S 30°43'47" W 15.11 FEET.
THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 36.95 FEET THROUGH A CENTRAL ANGLE OF 110°20'31" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1003.40 FEET AND A CHORD BEARING AND DISTANCE OF N 84°55'17" W 24.05 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 24.07 FEET THROUGH A CENTRAL ANGLE OF 71°05'58" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1003.40 FEET AND A CHORD BEARING AND DISTANCE OF N 77°12'47" W 132.39 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 308.94 FEET THROUGH A CENTRAL ANGLE OF 0°33'54" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1288.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°25'40" W 308.94 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE 308.71 FEET THROUGH A CENTRAL ANGLE OF 0°33'54" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1288.00 FEET AND A CHORD BEARING AND DISTANCE OF N 83°55'21" W 121.33 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 121.41 FEET THROUGH A CENTRAL ANGLE OF 70°19'19" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1288.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°25'40" W 121.41 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 23.65 FEET THROUGH A CENTRAL ANGLE OF 0°52'40" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 172.00 FEET AND A CHORD BEARING AND DISTANCE OF N 76°28'21" W 23.63 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 37.59 FEET THROUGH A CENTRAL ANGLE OF 110°20'31" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N 77°52'54" W 37.18 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 38.59 FEET THROUGH A CENTRAL ANGLE OF 1°04'09" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 205.00 FEET AND A CHORD BEARING AND DISTANCE OF N 74°18'22" W 38.53 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 74.37 FEET THROUGH A CENTRAL ANGLE OF 2°34'24" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING AND DISTANCE OF N 47°34'07" W 73.84 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 122.83 FEET THROUGH A CENTRAL ANGLE OF 0°54'20" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 155.00 FEET AND A CHORD BEARING AND DISTANCE OF N 74°18'22" W 119.64 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 29.52 FEET THROUGH A CENTRAL ANGLE OF 84°34'07" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°28'24" E 28.91 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 33.88 FEET THROUGH A CENTRAL ANGLE OF 97°03'31" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N 77°52'54" W 29.97 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 29.80 FEET THROUGH A CENTRAL ANGLE OF 85°22'04" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N 85°44'11" E 27.72 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 41.25 FEET THROUGH A CENTRAL ANGLE OF 1°13'14" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 205.00 FEET AND A CHORD BEARING AND DISTANCE OF N 77°20'11" W 41.18 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 131.75 FEET THROUGH A CENTRAL ANGLE OF 4°14'10" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°22'24" W 128.83 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 58.58 FEET THROUGH A CENTRAL ANGLE OF 1°22'24" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 205.00 FEET AND A CHORD BEARING AND DISTANCE OF N 88°42'42" W 58.38 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 8.88 FEET THROUGH A CENTRAL ANGLE OF 1°31'59" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 205.00 FEET AND A CHORD BEARING AND DISTANCE OF N 79°35'13" E 8.88 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 51.79 FEET THROUGH A CENTRAL ANGLE OF 0°11'40" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 155.00 FEET AND A CHORD BEARING AND DISTANCE OF N 88°22'11" E 51.45 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 53.45 FEET THROUGH A CENTRAL ANGLE OF 0°24'20" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1125.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°01'11" E 53.45 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 58.08 FEET THROUGH A CENTRAL ANGLE OF 0°24'20" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1075.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°17'35" E 58.07 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 61.83 FEET THROUGH A CENTRAL ANGLE OF 0°24'20" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1075.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°17'35" E 61.82 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 172.28 FEET THROUGH A CENTRAL ANGLE OF 0°58'21" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1100.00 FEET AND A CHORD BEARING AND DISTANCE OF N 83°08'42" E 172.08 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 55.10 FEET THROUGH A CENTRAL ANGLE OF 0°24'20" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1125.00 FEET AND A CHORD BEARING AND DISTANCE OF N 82°47'00" E 55.08 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 55.28 FEET THROUGH A CENTRAL ANGLE OF 0°24'20" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1125.00 FEET AND A CHORD BEARING AND DISTANCE OF N 85°35'41" E 55.27 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 12.35 FEET THROUGH A CENTRAL ANGLE OF 0°23'44" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1125.00 FEET AND A CHORD BEARING AND DISTANCE OF N 87°19'00" E 12.35 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 43.02 FEET THROUGH A CENTRAL ANGLE OF 0°21'41" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF N 88°22'11" E 43.02 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 51.43 FEET THROUGH A CENTRAL ANGLE OF 0°24'28" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1075.00 FEET AND A CHORD BEARING AND DISTANCE OF N 86°15'38" E 51.43 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 16.87 FEET THROUGH A CENTRAL ANGLE OF 0°23'47" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1025.00 FEET AND A CHORD BEARING AND DISTANCE OF N 87°18'50" W 16.87 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 48.18 FEET THROUGH A CENTRAL ANGLE OF 0°24'57" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1025.00 FEET AND A CHORD BEARING AND DISTANCE OF N 88°39'37" W 48.18 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 30.07 FEET THROUGH A CENTRAL ANGLE OF 86°08'03" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N 52°38'50" E 27.31 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 100.41 FEET THROUGH A CENTRAL ANGLE OF 0°45'10" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING AND DISTANCE OF N 84°45'17" W 100.37 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 55.13 FEET THROUGH A CENTRAL ANGLE OF 0°21'42" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF N 83°28'58" W 55.12 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 55.05 FEET THROUGH A CENTRAL ANGLE OF 0°21'49" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF N 80°14'45" E 55.04 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 31.04 FEET THROUGH A CENTRAL ANGLE OF 89°58'42" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N 79°24'52" E 29.03 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 48.05 FEET THROUGH A CENTRAL ANGLE OF 0°24'10" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1025.00 FEET AND A CHORD BEARING AND DISTANCE OF N 78°00'40" W 48.04 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 37.12 FEET THROUGH A CENTRAL ANGLE OF 0°24'28" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1025.00 FEET AND A CHORD BEARING AND DISTANCE OF N 75°27'40" W 37.12 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 127.28 FEET THROUGH A CENTRAL ANGLE OF 0°17'27" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING AND DISTANCE OF N 78°13'24" W 127.18 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 55.14 FEET THROUGH A CENTRAL ANGLE OF 0°21'42" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF N 77°00'28" W 55.14 FEET.
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 13.87 FEET THROUGH A CENTRAL ANGLE OF 0°24'01" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF N 74°58'10" W



Eagle Mountain City
Planning Commission Staff Report
JANUARY 22ND 2019

Project: Sign Code (17.80.120)

Applicant: City Staff

Request: Development Code Amendments

Type of Action: Public Hearing; Action Item; Legislative Decision

Background: Staff is proposing the following code change that updates the image for Special Events Signs (to a sign that we would actually allow for special events) and creating a new section regulating School Monument Signs.

Proposed Code Changes:

17.80.120 Exempt Signs

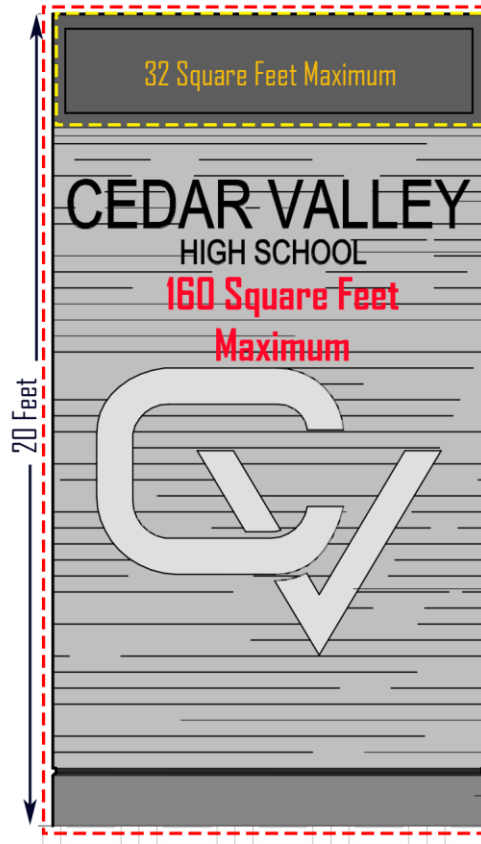
K. Special Event Signs



17.80.160 Permitted Signs

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet
2. Sign Copy. The maximum sign area shall be 160 square feet
3. Design. All signs on a site shall have consistent materials and design elements
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - i. Electronic message boards or reader boards shall not exceed 32 square feet
 - ii. Electronic message boards or reader boards may not exceed 50% of the total sign area
 - iii. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in 17.80.060 D Sign illumination





Eagle Mountain City
Planning Commission Staff Report
JANUARY 22ND 2019

Project: Commercial Code (17.35.040) and Off-Street Parking Code (17.55.120)

Applicant: City Staff

Request: Development Code Amendments

Type of Action: Public Hearing; Action Item; Legislative Decision

Background: Staff is proposing the following code changes, which add Meeting/Reception Rooms as a conditional use within the commercial zone and creates parking standards Meeting/Reception Rooms

Proposed Code Changes:

17.35.040 Conditional Uses

N. Meeting/Reception Rooms

17.55.120(c) Required Parking by Land Use

Land Uses	Parking Standard
NONRESIDENTIAL/OTHER USES	
Agriculture/Farm Industry	To be determined by the planning commission
Automotive Service Stations	1 stall per 500 sq. ft. of gross finished floor area plus 2 stalls per service bay
Child Day Care Center/Preschool*	1 stall per staff member plus 1 stall per 10 children
Convenience Store	1 stall per 200 sq. ft. f gross floor area
<u>Meeting/Reception Rooms</u>	<u>1 stall per 250 sq. ft of gross floor area</u>