



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 10, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

WORKSESSION ITEM: RULES OF PROCEDURE

Review of Planning Commission's adopted meeting(s) rules of procedure

1. Discussion Items

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM -- ANNUAL PLANNING COMMISSION OFFICERS ELECTION

Election of Planning Commission Chair and Vice Chair for 2023

6.B ACTION ITEM -- PUBLIC HEARING: LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLAN & AGREEMENT AMENDMENT

Review of a request for approval to modify both a Master Development Plan and associated Master Development Agreement pertaining to 244.96 acres of land zoned Residential in the Hidden Valley development area in order to allow re-configuration of a previously approved Project layout that included 1,256 residential dwelling units.

[Lower Hidden Valley Vicinity Map and MDP map.Jan 2023](#)

[Wildlife Planner comments.Jan 2023](#)

6.C ACTION ITEM -- PUBLIC HEARING: FIREFLY MASTER DEVELOPMENT

Planning Commission review and recommendation regarding a proposed Master Development Plan Amendment (and an Amended and Re-stated Master Development Agreement -- the "ARMDA") pertaining to 2,567.86 acres of Property formerly approved for development as "Pole Canyon", now the "Firefly" Project. Application materials note

the total acreage as being 2781.99.

[Firefly project simple Vicinity Map](#)

[Pole Canyon - Roadway Sizing](#)

6.D [ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF LONE TREE F-3 SUBDIVISION](#)

A proposal to create a 22-lot single-family subdivision plat as a continuation of the approved and recorded Lone Tree F-1 and F-2 subdivision plats.

[Lone Tree F-3 civil](#)

[Lone Tree F-3 OS appraisal](#)

6.E [ACTION ITEM -- PUBLIC HEARING: DEVELOPMENT CODE AMENDMENTS - TITLE 17 - RELIGIOUS OR CULTURAL MEETING HALLS](#)

A proposal to amend various chapters of the EMMC to allow Religious or Cultural Meeting Halls as permitted uses.

[EMMC religious or cultural meeting hall uses](#)

6.F [ACTION ITEM -- PUBLIC HEARING: REZONE OF ~82 ACRES OF PARCEL 59:058:0004 FROM THE AGRICULTURE ZONE TO THE LIGHT MANUFACTURING/DISTRIBUTION ZONE](#)

Approving a rezone of approximately 82 acres from Agriculture to Light Manufacturing/Distribution.

[McLachlan rezone concept](#)

[MDP waiver request](#)

7. **Next scheduled meeting: January 24, 2023**

8. **Adjournment**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 10, 2023**

TITLE: WORKSESSION ITEM: RULES OF PROCEDURE

ITEM TYPE: Communication Item

APPLICANT: City of Eagle Mountain

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 10, 2023**

TITLE: ACTION ITEM -- ANNUAL PLANNING COMMISSION
OFFICERS ELECTION

ITEM TYPE: Motion

APPLICANT: City of Eagle Mountain

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 10, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLAN & AGREEMENT AMENDMENT

ITEM TYPE: Amended Master Development Plan

APPLICANT: Perry Development LLC

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

By June 28, 2011, OMR Investments and the City of Eagle Mountain finished signing a Master Development Agreement [pertinent to 244.96 acres of land]. The Agreement granted permission to the developer of the Lower Hidden Valley area to build 1,256 residential dwellings on 205.1 acres and assigned the same with "Residential" zoning. In conjunction with that Agreement, the City approved a Master Development Plan for the land. Perry Land Investments LLC now wishes to amend the 2011 Plan and Agreement to allow re-configuration of the project, and, as part of that re-arrangement, has agreed to provide the City with a needed wildlife corridor passage area within the project.

ITEMS FOR CONSIDERATION:

The application's files/documents (save for a Vicinity Map and rendition of a/the newly proposed master plan -- copies attached) that pertain to this request are too large to attach to this report. Hence, they may be accessed (minus the basic application form which we have) via the following two URLs:

- 01. MDA Amendment Cover Letter 1.5.23:
<https://www.dropbox.com/s/inmwup2pz7o0mh4/01.%20MDA%201.5.23.pdf?dl=0>
- 03. Amendment No 1 to Lower Hidden Valley 1.5.23
<https://www.dropbox.com/s/5dl2gq1w651uft1/03.%20Amendmerdl=0>

The 2011 [original] Development Agreement may be found here for

comparison: https://drive.google.com/file/d/1zqN8c0BWt1aC_Mm8-EtuCIcUufl3KjfS/view?usp=drive_web

Commissioners, larger-scale issues or matters that you might wish to review and/or take note of include, but are not limited to, the following:

1. The Applicant already has an existing Development Agreement vested on, or against, the Property; and,
2. The Property's zoning of "Residential" [no longer "on the books"] will still be assigned to the land even if the Master Development Plan and Agreement Amendment requests are approved; and,
3. The Applicant is entitled to 1,256 residential dwelling units on the Property (divided into 13 phases); and,
4. Per the proposed, amended Agreement the Applicant or "Developers" intend to provide 24 acres of improved open space within the Project, 67 acres of native open space and 6,000 linear feet of paved community trails; and,
5. A 38.44-acre portion (Parcel No. 58:040:0634) of the developable and open space area proposed for build-out within Lower Hidden Valley is currently owned by the City of Eagle Mountain; and,
6. The Applicant, in their narrative, have outlined proposals respecting the purchase of the parcel and dedication back of a portion of the parcel -- along with an improved trailhead. Purchase or disposal of this parcel will require a separate process and action by the City Council; and,
7. The City's new wildlife corridor covers some of the property intended for development; and,
8. The Applicant has (as also noted in their narrative) expressed a willingness to assist the City in providing a protected deer migration route through the project by use of fencing [8' poles with hog-wire and controlled access points/gates]; and,
9. If the Amendment package is approved, future subdivision development will be reviewed via the platting process and will factor

in any requirements made a part of the Amendments package (with particular attention to be paid to the Development Agreement's final language); and,

10. The design guidelines for the Project's housing are to be adopted by reference in the proposed Amended Development Agreement and will expectedly appear within CCRs (covenants, conditions and restrictions); and,

11. The proposed, Amended Development Agreement acknowledges vested residential density, recognizes that it is a theoretical cap but also precludes losing density via any ordinance or other action implemented, or taken, by the City (e.g., a code change) following the date of its passage; and,

12. A [new] traffic study for the Project, considering updated background city-wide traffic data, as of the date of this report's preparation, has not been submitted to the City; and,

13. The configuration of Lower Hidden Valley is different than the original plan in that it spreads density, moves the denser housing components closer to collector roads (foregoing the village core originally planned near the middle of the development and introduces an area for senior housing; and,

14. Provision for two direct road connections to Pony Express Parkway has been made, with additional stubs for future connections to adjacent property. After considering the terrain along Pony Express, access across the same, and minimum traffic light spacing, the Applicant's plans appear to be the best solution to handling site ingress/egress. City Engineering, however, may have some comment(s) in this regard; and,

15. The Project envisions use of detached housing, townhomes, triplexes (30) and cluster housing; and,

16. The Applicant intends to use 51' rights-of-way for "local" roads within the Project in lieu of the City's newly adopted 59' roads. This, per the Applicant, will facilitate preservation of more detached residential product (less cramming of units into townhomes); and,

17. Utility and emergency services expectedly will be available to

the site; and,

18. A pair of clubhouses with a single large pool, two to three trailheads with associated parking lots, dog park, large central park with pickleball courts, a ball field, etc. are also proposed (see landscape plans). Plat review will further assess total open space provision and amenities.

19. The Applicant is asking for some setback relief (e.g., 5' sides with detached homes) and approval of some 40'+ frontages for certain building lots. The old (2005) "Residential" Zone (no longer in the City's code) recognized four "tiers" of residential development therein -- each with succeeding densities and lot configuration rules. As far as the tiers and their respective single-family detached controls, please note as follows:

Tier I standards were associated with minimum 1/2 acre lots. They mandated that side setbacks be not less than 12' on one side and 18' on the other -- unless approved otherwise by the Planning Director [10% deviation allowed] due to mitigating circumstances (e.g., slope issues, etc.). Minimum required street frontages for building lots containing detached homes was required to be at least 125' unless on a cul-de-sac.

Tier II standards were associated with smaller than 1/2 acre lots (size not defined -- just density per acre allowed). Side setbacks were set at 5' minimum and 15' combined, later modified to require 10' along the garage side of a house. Lot frontage was set at 55' minimum unless a property abutted a cul-de-sac.

Tier III standards were silent on minimum lot size and minimum street frontage but allowed even higher densities than Tier II. The minimum side setbacks for building lots was to be the same as Tier II (5'/10'). A minimum building separation standard was also provided.

Tier IV standards followed suit with Tiers II and III allowing yet greater density in a project. No minimum setbacks or frontages were stated (only building separations).

Tier II is the most comparable to what is proposed in Lower Hidden Valley for detached housing product.

20. Staff has not received public comments (either verbal or in writing) respecting this application as far as is known. Any agency, department or other official correspondence received by Staff respecting this application set is hereto attached...

REQUIRED FINDINGS:

The approval criteria for Master Development Plans are stated in EMMC 16.10.070. The approval criteria for Master Development Agreements are in EMMC 16.10.080. The [originally] approved Lower Hidden Valley Master Development Agreement should also be consulted and considered when reviewing this application.

RECOMMENDATION:

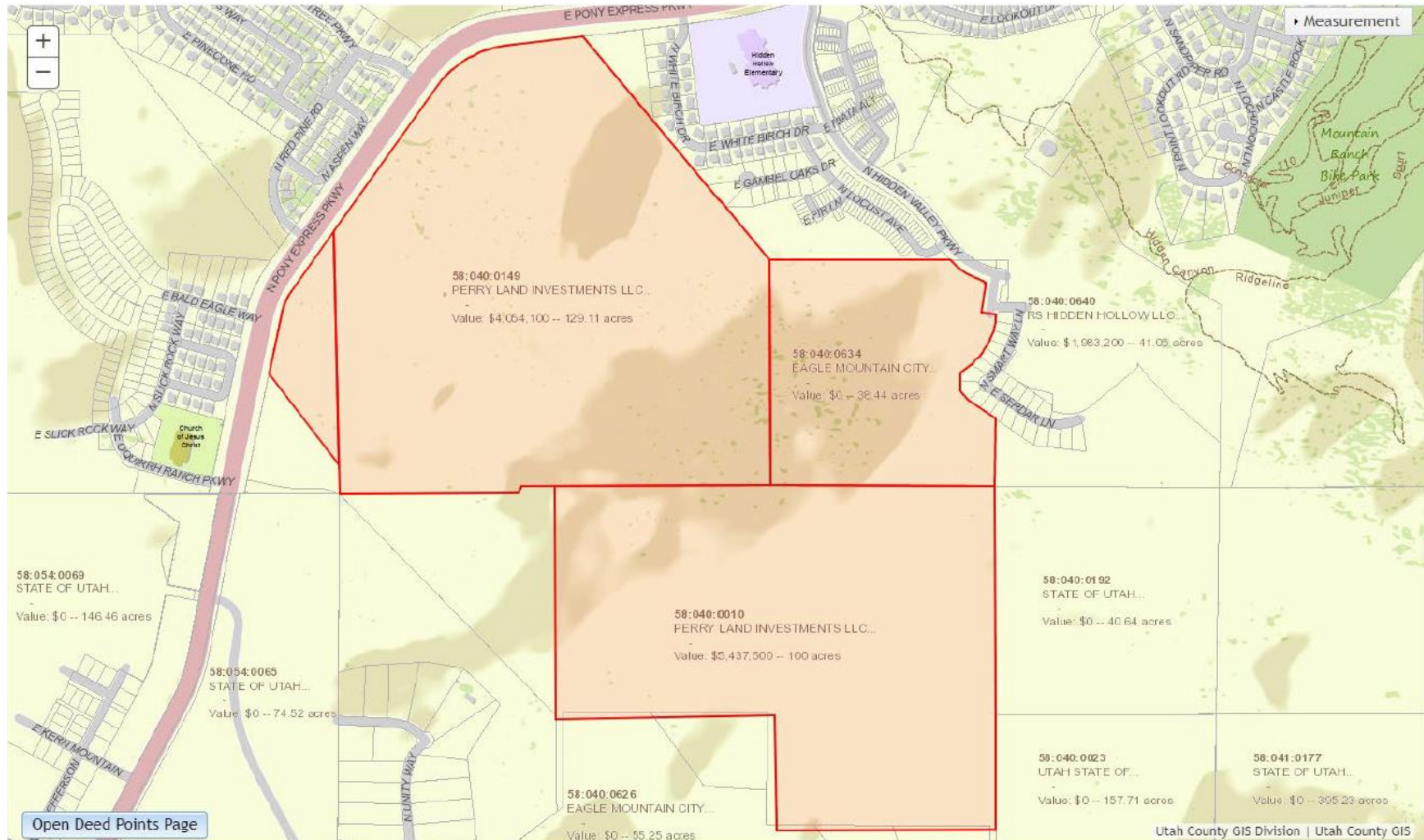
Staff recommends that the Planning Commission consider recommending to the City Council that they approve the requested Master Development Plan amendments and Master Development Agreement amendments contingent upon compliance with Plan and/or Agreement revisions as deemed warranted by the City Council and any revisions required to the proposed Development Agreement by the City Attorney.

ATTACHMENTS:

[Lower Hidden Valley Vicinity Map and MDP map.Jan 2023](#)
[Wildlife Planner comments.Jan 2023](#)

VICINITY MAP

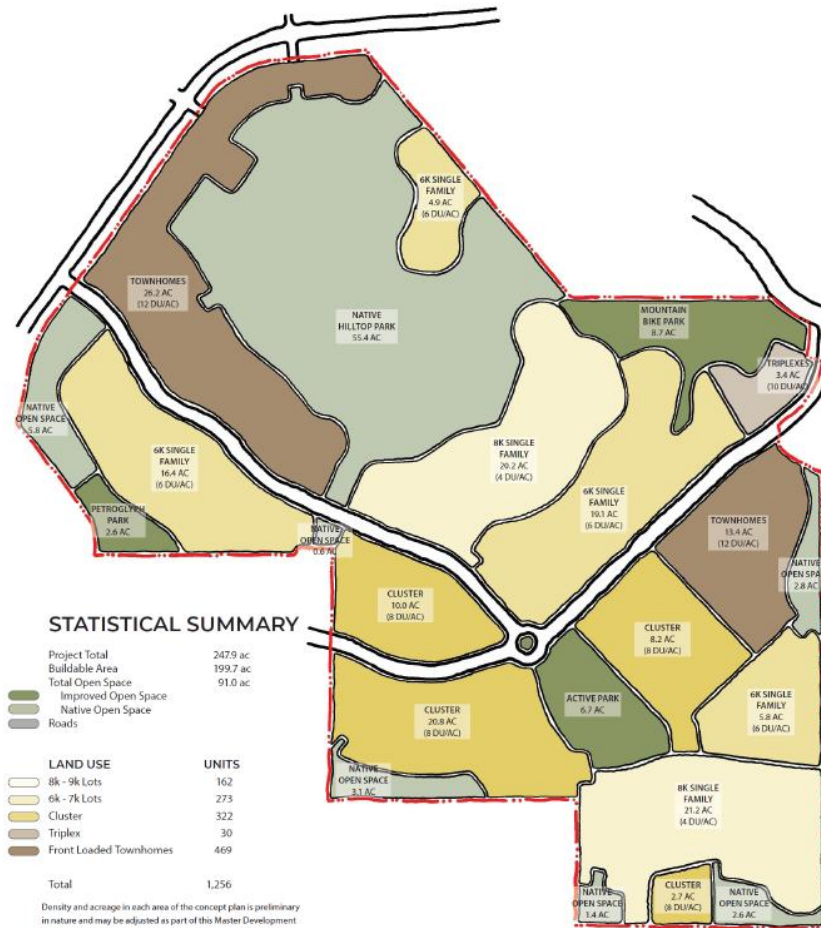
LOWER HIDDEN VALLEY DEVELOPMENT



AMENDED LAND USE MAP

HIDDEN VALLEY

AMENDED LAND USE MAP
EAGLE MOUNTAIN, UT
November 2022



Robert Hobbs

From: Todd Black
Sent: Thursday, January 5, 2023 11:20 AM
To: Robert Hobbs
Subject: lower hidden hollow

Rob—

In my opinion, I think the current proposal by Perry Homes is a win win for everyone and particularly the wildlife corridor. This will put fewer people packed up in that area, fewer apartments/townhomes and more single family homes which will much more usable open space for us to work with. I look forward to working with them on open space design, fencing etc. I hope the city can work on a land swap deal for the 38-acre parcel.

Thanks

Todd



Todd Black
Wildlife Biologist & Environmental Planner

tblack@emcity.org
801-857-8228
www.eaglemountaincity.com

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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 10, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: FIREFLY MASTER DEVELOPMENT

ITEM TYPE: Amended Master Development Plan & Amended Master Development Agreement

APPLICANT: Oquirrh Wood Ranch et al & DAI as developer(s) -- with Nate Shipp, David Vitek & Heather Upshaw representing

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

On January 19, 2010, a Development Agreement contract for Pole Canyon Estates mixed-use project became effective. The Agreement memorialized annexation of 2,764.51 acres of land per the legal description associated with the annexation petition. The Agreement further recorded commitments entered into between the City and developer (PCIG) respecting the development and build-out of the Pole Canyon project. Three amendments to the MDA have also been approved since that date.

The "Land Use Element Exhibit 2" referenced 18 residential planning areas or pods (1,984.32 acres), five commercial areas (186.86 acres), and three industrial pods (451.36 acres). Between the residential areas and one of the commercial sections, the total residential unit count approved for development in Pole Canyon tallied 9,659 units -- a number that is still vested.

The Agreement recognized that at least 178 acres of open space would be required in Pole Canyon. One hundred of those acres were assumed to be derived from the donation of the Boy Scouts of America land that is positioned on the northwest corner of the development. Matters addressed by the Agreement included, in part, the approval process for build-out of Pole Canyon, infrastructure (including utility) improvements, CCR enforcement, a traffic study, existing agricultural uses, etc.

About a year ago, the Applicant approached the City with a re-envisioned plan that contemplated revising the existing Agreement to

improve its design/layout. Per the Applicant, the newly imagined development community now called "Firefly" has, "a purpose driven mission of creating a community which allows children to maximize their potential while minimizing their use of electronic devices, social media, and gaming." The culmination of that effort has resulted in submittal of a package application (an amended Master Development Plan and Agreement) that seeks to replace the previously approved entitlements. Staff has reviewed the Applicants' materials and provided comments prior to the drafting of this report for the Planning Commission.

ITEMS FOR CONSIDERATION:

The files/documents (save for a Vicinity Map and rendition of a/the newly proposed master plan -- copies hereto attached) that pertain to this request are too large to attach to this report. Hence, they may be accessed via the following URL:

<https://daiutah.app.box.com/folder/188870117887?s=bgt2xpspzockxtzbjcan0lr3a503owwu>

The January 09, 2010 [original] Development Agreement and three subsequent amendments may be found here for comparison:

https://drive.google.com/file/d/1nGdI9OEOdIqpssoK3amOqCDh50jWZusp=drive_web

Three amendments to the same are also able to be found on the City's website under "Documents and Records".

Commissioners, larger issues or matters that you might wish to review and/or take note of include, but are not limited to, the following:

1. The Applicant already has an existing Development Agreement vested on, or against, the Property; and,
2. The Property's zoning of "Residential" [no longer "on the books"] will still be assigned to the land even if the Master Development Plan and Agreement Amendment requests are approved; and,
3. The Project contemplates 154.40 acres of commercial land and 494.84 acres of industrial ground. Regarding residential use of the Property, the Applicant is entitled to 9,659 residential dwelling units

on, or within, the 2,764.51-acre Property and is proposing the same be positioned in 13 planning areas yielding a spread average of 3.47 du/a (dwelling units per acre); and,

4. The proposed, Amended Development Agreement acknowledges vested residential density, recognizes that it is a theoretical cap but also precludes losing density via any ordinance or other action implemented, or taken, by the City (e.g., a code change) following the date of its passage; and,

5. The new Master Plan for Firefly contemplates the movement of 1,358 homes from the west side of SR-73 to the east side. The Applicant believes this shift will provide "...a better, and well thought out disbursement of [residential] density..."

6. Housing within the Project envisions a mixture of detached housing, twin-homes, townhomes, condominiums, apartments, shared drive housing and units combined with, or in, some commercial buildings; and,

7. The Applicant is asking for some setback relief (e.g., 5' sides with some homes). It should be noted that the Applicants intend "on using curvilinear design in many areas which while having a minimum 5' setback, there will often be greater separation between homes. See page 4-09 of [the] community plan."

The old (2005) "Residential" Zone (no longer in the City's code) assigned to the Property per the original Master Development Agreement recognized four "tiers" of residential development therein -- each with succeeding densities and lot configuration rules. As far as the tiers and their respective single-family detached controls, please note as follows:

Tier I standards were associated with minimum 1/2 acre lots. They mandated that side setbacks be not less than 12' on one side and 18' on the other -- unless approved otherwise by the Planning Director [10% deviation allowed] due to mitigating circumstances (e.g., slope issues, etc.). Minimum required street frontages for building lots containing detached homes was required to be at least 125' unless on a cul-de-sac.

Tier II standards were associated with smaller than 1/2 acre lots (size

not defined -- just density per acre allowed). Side setbacks were set at 5' on one side and 10' on the other with the 10' being required along the garage side of a house. Lot frontage was set at 55' unless a property abutted a cul-de-sac.

Tier III standards were silent on minimum lot size and minimum street frontage but allowed even higher densities than Tier II. The minimum side setbacks for building lots was to be the same as Tier II (5'/10'). A minimum building separation standard was also provided.

Tier IV standards followed suit with Tiers II and III allowing yet greater density in a project. No minimum setbacks or frontages were stated (only building separations).

Tier II is presently thought to be the most comparable stratus to use to compare to what is proposed in the majority of Lower Hidden Valley's neighborhood planning areas for detached housing product construction.

8. Per the proposed, amended Agreement the Applicant (developer) intends to provide 420+ acres of improved open space (mix of parks, trails and open land) within the Project. More specifically, the Project is intended to feature (quoting from a statement from the Applicant's team):

"A contiguous trail system [that] will connect the furthest southeast corner of the property to the very northwest corner. Nearly all neighborhoods will have trails [some horse] that will connect to the main trail system providing a truly walkable community."

"Pocket parks in NPAs [neighborhood planning areas] have been combined to provide larger parks which will allow for greater programming and maintenance efficiencies. There may still be some periodic HOA controlled pocket parks."

"Three initially planned parks or amenity areas have a wide range of activities programmed." Examples suggested by the Applicant include: A tournament style multi-sports field, pickleball and basketball courts, a park with skateboard and pump track, traditional playgrounds, climbing walls, NICA high school/mountain bike course, downhill mountain bike facility, amphitheater(s), roadway underpass (SR-73) for safe walking between parks, indoor/outdoor

playground with amusement park style play areas (HOA maintained), large-scale splash pad for Firefly residents, hiking trails, mountain bike trails, equestrian trails, community campground open to Firefly and Eagle Mountain City residents (HOA managed), agricultural and equestrian "area" and a 4H/FFA/high school rodeo practice area.

9. If the Amendment package is approved, future subdivision development will be reviewed via the amended platting process that is included as a part of the Community Plan and will factor in any requirements made a part of the Amendments package (with particular attention to be paid to the Development Agreement's final language); and,

10. The design guidelines for the Project's housing are to be adopted by reference in the proposed Amended/Re-Stated Development Agreement and will expectedly appear within CCRs (covenants, conditions and restrictions); and,

11. Firefly also will incorporate areas of commercial and light industrial (expectedly not manufacturing or processing businesses however); and,

12. Wayfinding signage is proposed in the development; and,

13. A [new] traffic study for the Project, as of the date of this report's preparation, has not been submitted to the City; and,

14. The Applicant intends to use rights-of-way widths/profiles as illustrated in the attached roadway sizing .pdf; and,

15. Utility and emergency services expectedly will be available to the site; and,

16. Staff has not received public comments (either verbal or in writing) respecting this application as far as is known. Any agency, department or other official commentary respecting this application set is hereto attached; and,

17. The Applicant is proposing an expedited review process in the new MDA for those entitlements or subdivisions that come after this approval [after approval of the Amended Plan and Development Agreement]. See Applicant's document, Exhibit E titled

"Development Application and Review Process".

18. Although the applicant has been working with the City's contract attorney (Jeremy Cook), the City's new attorney hasn't had a chance to do a thorough review of the MDA in detail and make any recommendations for changes.

REQUIRED FINDINGS:

The approval criteria for Master Development Plans are stated in EMMC 16.10.070. The approval criteria for Master Development Agreements are in EMMC 16.10.080. The [originally] approved Pole Canyon Master Development Agreement should also be consulted and considered when reviewing this application.

RECOMMENDATION:

Staff recommends that the Planning Commission consider recommending to the City Council that they approve the requested Master Plan and associated Development Agreement amendments contingent upon compliance with Plan and/or Agreement revisions as deemed warranted by the Planning Commission and City Council and any revisions required to the proposed Development Agreement by the City Attorney.

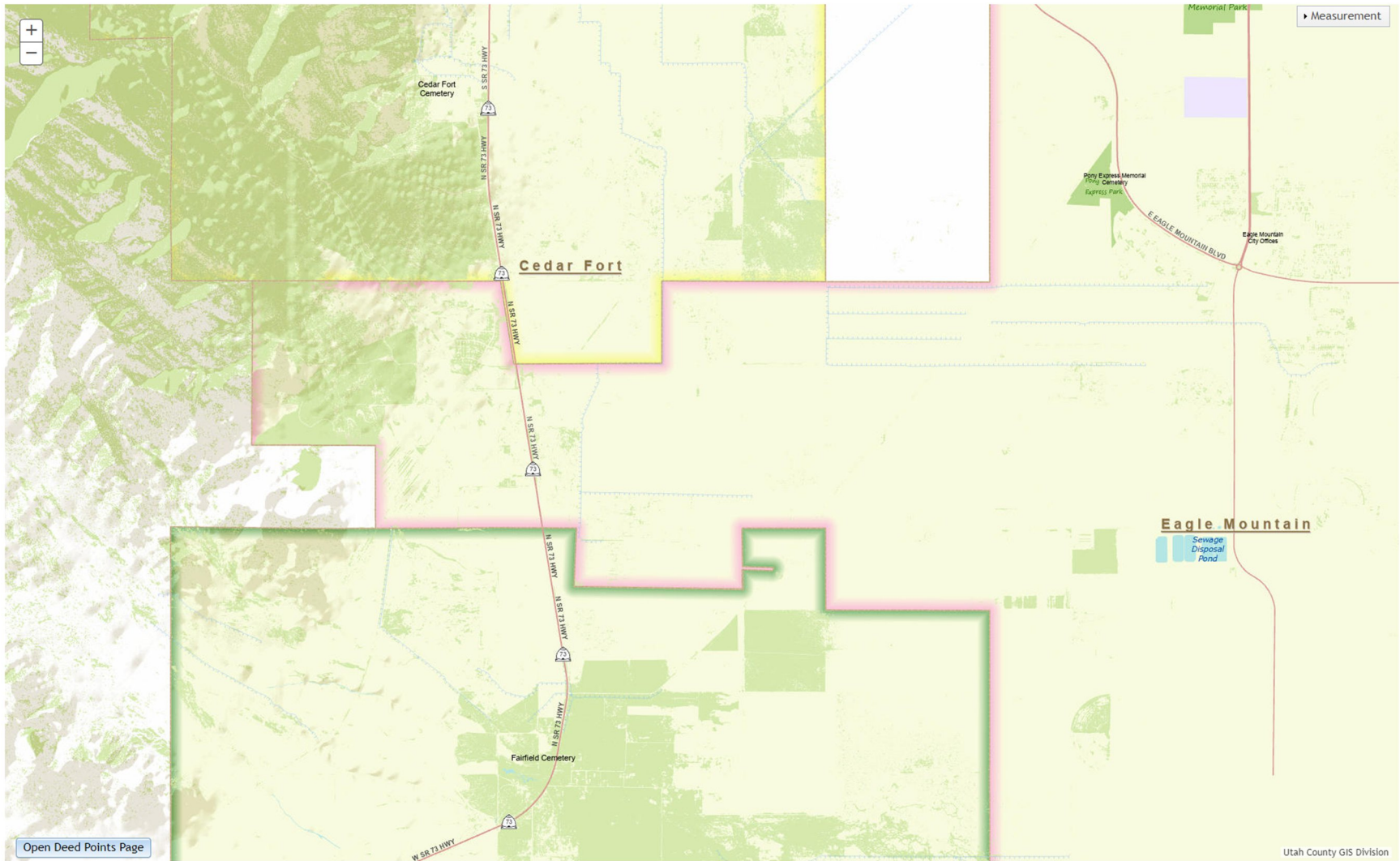
ATTACHMENTS:

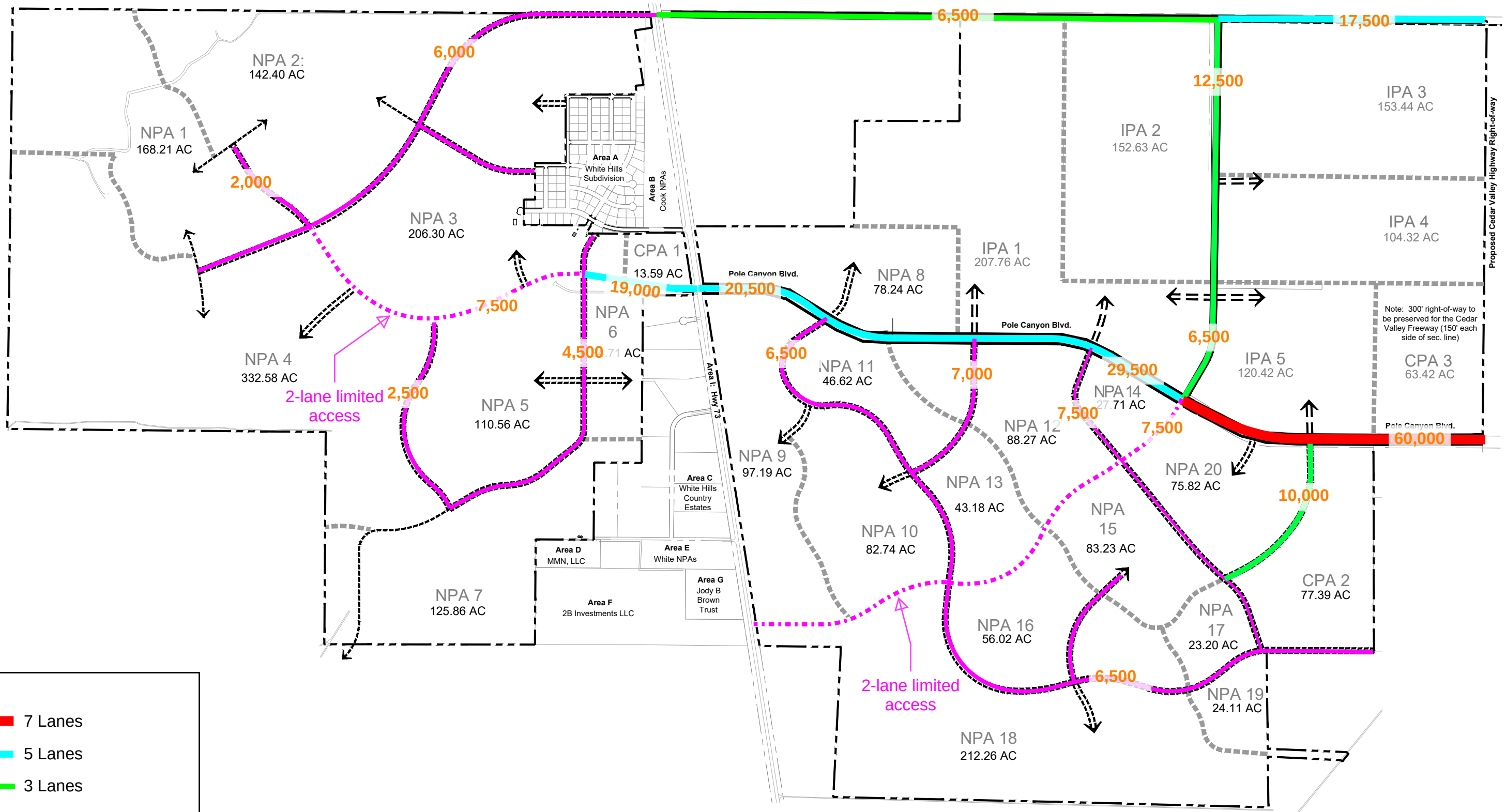
[Firefly project simple Vicinity Map](#)

[Pole Canyon - Roadway Sizing](#)

VICINITY MAP

FIREFLY PROJECT







EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 10, 2023

TITLE:	ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF LONE TREE F-3 SUBDIVISION		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:	None		
APPLICANT:	Brian Haskell		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Residential	ACREAGE 11.46	COMMUNITY Lone Tree

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud

RECOMMENDATION:

The Project has been reviewed by the DRC Committee based on Preliminary Plat (EMMC §16.20) and Residential Zone (EMMC §17.25) standards. The plat configuration has been found to be in conformance with platting and residential zone standards subject to the following:

1. Fee in lieu of \$18,307.90

BACKGROUND:

The proposed F-3 plat is a continuation of the existing Lone Tree plats. F-1 contains 21 lots and F-2 contains 18 lots and the detention basin/open space lot. The subject property was considered with 17 lots at a previous preliminary plat approval but was subsequently removed from approval subject to approval at a later date. From the May 17, 2019, City Council preliminary plat approval "*during the review of the project the applicant volunteered to remove the 17 lots within the "300 series" of lots (current F-3 location) from the preliminary plat, with the understanding that by doing so they would lose vesting and he would need to come back through the preliminary platting process if he desired to build the lots.*"

The current proposal contains 22 lots. The open space now falls short

0.09 acres (3,920 square feet) and 8 amenity points. The applicant will provide fee in lieu of the shortfall calculated as follows:

1.74 acre detention basin/open space in Phase F, Plat 2. 75% credit on detention basin open space acreage equals 1.31 credited acres with 1.40 acres required; short 0.09 acres. 1.40 acres of required open space requires 140 amenity points. The proposed and agreed upon amenity schedule is now short 8 points.

EMMC 16.35.105 Park and improved open space requirements:

$$(0.09 \times 43,560) (\$3.75) = \$14,701.50$$

$$3,920 \text{ (sf)} \times \$0.92 = \$3,606.40$$

$$\text{Total fee in lieu} = \$18,307.90$$

The completion of Rosewood Drive to Eagle Mountain Holdings (EMH: Scot Hazard and Circle 5 Ranch) will be completed when the EMH property is developed. The applicant has discussed the road alignment with EMH but at this time, the design of the EMH property is not known and on-site issues not resolved at this time. EMH needs the access that Rosewood Drive will provide.

Staff initially worked with the applicant in an attempt to secure by easement or the preferred alternative of dedication at the rear of Lots 313 and 314 to preserve property for a slightly widened wildlife corridor, based upon evidence found by the City's Wildlife Biologist of deer using that property and a natural drainage as the boundary. An easement was included in the early submittals but has since been removed. The latest plat submitted for approval does not contain any property proposed for wildlife preservation.

ITEMS FOR CONSIDERATION:

Average lot size is 19,345 square feet (meets R3 zone standards) with the largest lot at 41,555 square feet. The smallest lot is 6,550 square feet (meets R1 zone standards). Overall density is 1.92 lots per acre. The smaller sized lots (301 at 7,059 s.f. and 302 at 6,550 s.f.) are adjacent to the Lone Tree F-1 lots that are 5,418 and 5,445 square feet, providing a logical acreage transition.

Reduction or elimination of fee in lieu if property is designated or

deeded to the City for the express purpose of wildlife corridor preservation.

REQUIRED FINDINGS:

Plat approval is based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria of preliminary plat approval requests are contained in EMMC §16.20. Any entitlement related land use conditions (e.g., that stem from a Master Development Agreement in force and of effect against the Property) should also be considered when reviewing a plat application. Plats are to be approved if all required elements and proper design are provided in the drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Staff recommends the Planning Commission make a motion to recommend approval of the Lone Tree F-3 Preliminary Plat, for the reasons set forth in the Staff report and in the meeting and the following:

1. Correction of any outstanding redlines.

ATTACHMENTS:

[Lone Tree F-3 civil](#)

[Lone Tree F-3 OS appraisal](#)

D Strooud 12.22.22 Final plat comment

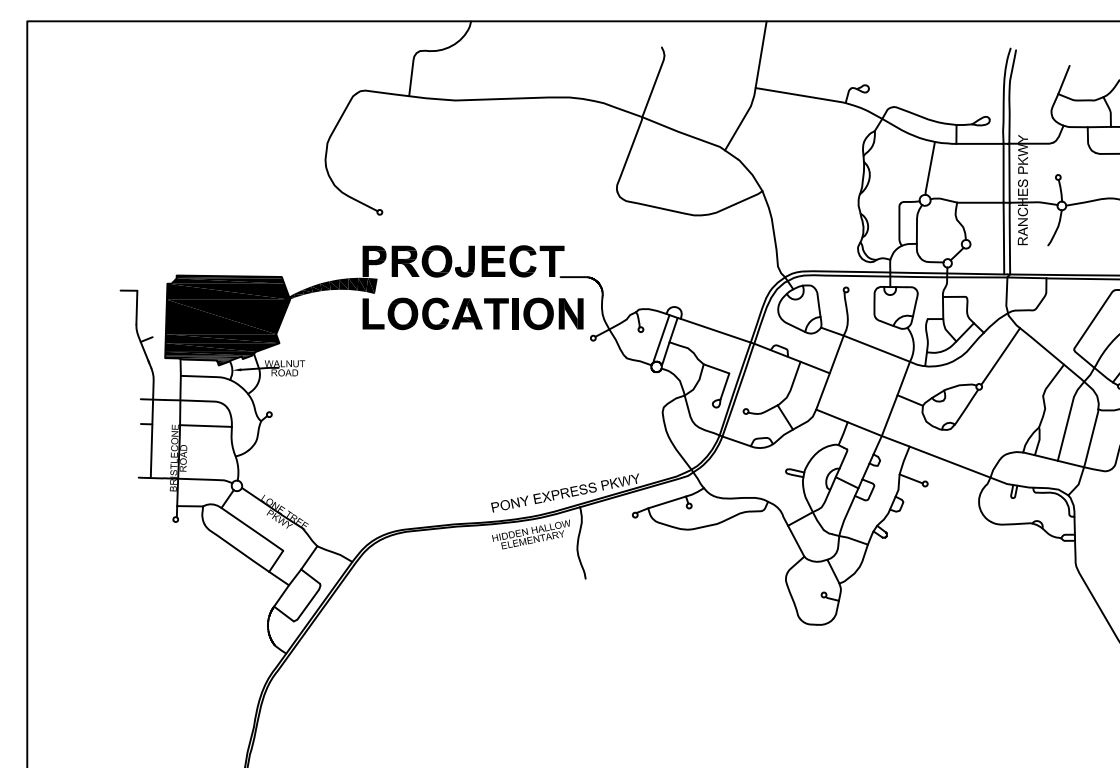
LONE TREE AT CIRCLE FIVE RANCH

PHASE F-PLAT 3

SUBDIVISION

David Stroud, 801-789-6615 dstroud@emcity.org
Chris Trusty, 801-789-6671, ctrusty@emcity.org
Mack Straw, 801-789-6678, mstraw@emcity.org
Hickman, 801-789-6664 bhickman@emcity.org
Legend, 801-742-7222 ddeveaud@unifiedfire.org

Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org



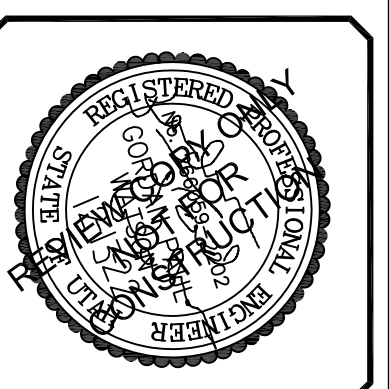
DEC 13, 2022



REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

[illegible]

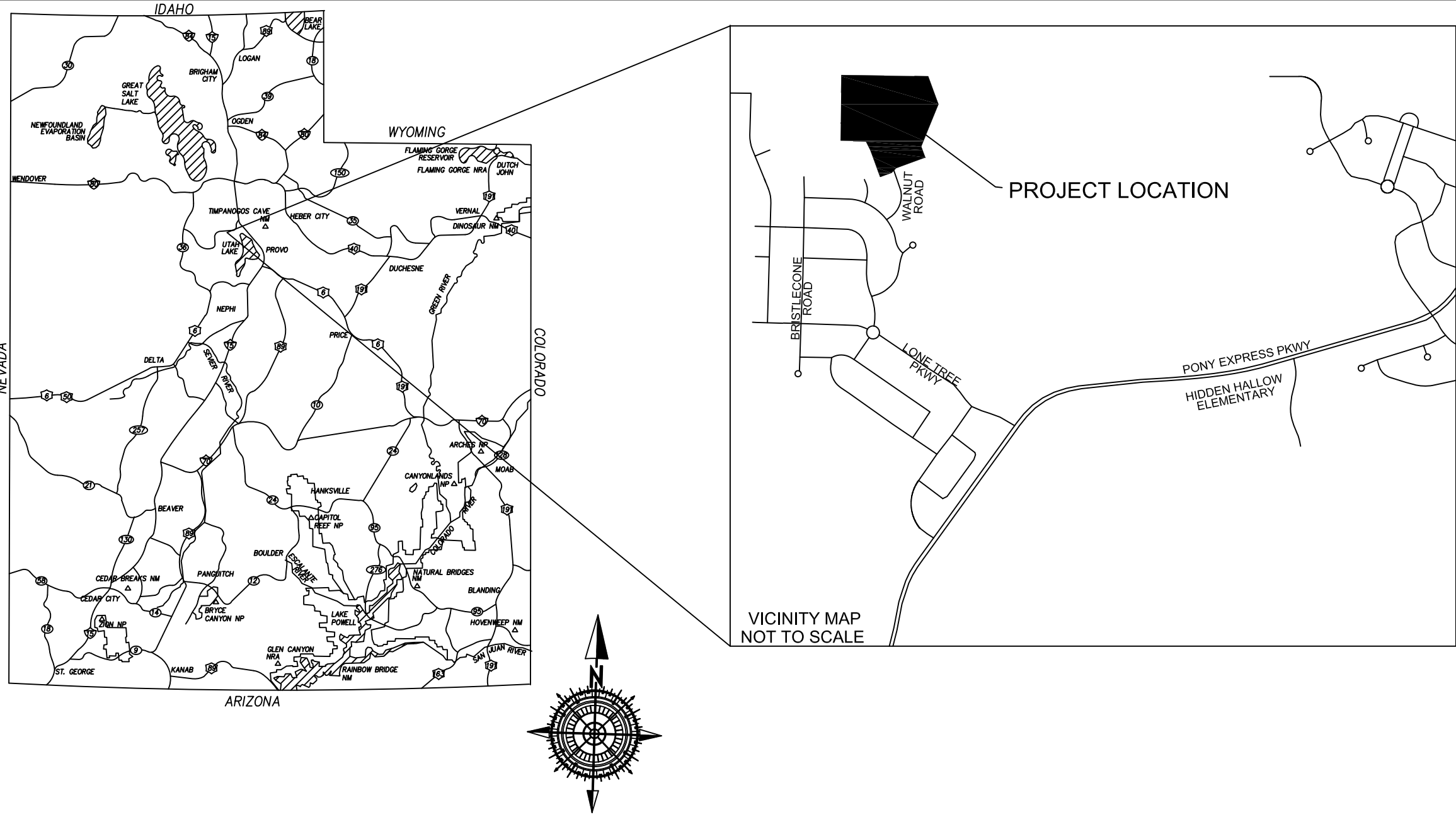
paul@gatewayconsultingllc.com



SHEET NO. 1

LONE TREE AT CIRCLE FIVE RANCH PHASE F-PLAT 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

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

DATE _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS NORTH 89°15'07" WEST, 303.58 FEET ALONG THE NORTH SECTION LINE OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND COMMENCING THENCE SOUTH 20°02'20" EAST, 246.26 FEET; THENCE SOUTH 22°05'49" WEST, 377.38 FEET; THENCE SOUTH 20°02'20" EAST, 96.44 FEET; THENCE SOUTH 69°57'40" WEST, 254.80 FEET; THENCE SOUTH 44°19'12" WEST, 55.46 FEET; THENCE SOUTH 69°57'40" WEST, 100.00 FEET; THENCE NORTH 20°02'20" WEST, 237.00 FEET; THENCE NORTH 27°06'03" WEST, 78.89 FEET; THENCE NORTH 88°12'55" WEST, 210.86 FEET; THENCE NORTH 0°44'53" EAST, 542.82 FEET TO A POINT ON THE NORTH SECTION LINE OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID NORTH SECTION LINE SOUTH 89°15'07" EAST, 717.49 FEET BACK TO THE POINT OF BEGINNING.
PARCEL CONTAINS 11.46 ACRES AND 22 LOTS

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER(S)

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

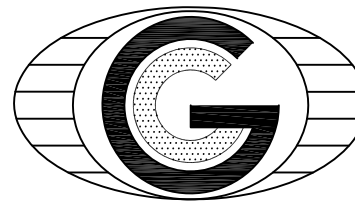
OWNER(S):
PRINTED NAME OF OWNER(S)

AUTHORIZED SIGNATURE(S)

PROJECT SURVEYOR

SURVEY LOGO HERE

PROJECT ENGINEER:



GATEWAY CONSULTING, inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

LONE TREE AT CIRCLE FIVE RANCH PHASE F-PLAT 3 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN.

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT NOTES:

1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.

2. SETBACKS: FRONT= 15' REAR=20' CORNER=15' SIDE=15' TOTAL (5' SIDE AND 10' ON GARAGE SIDE) SIDE STREET CORNER=15' GARAGE=25'

3. ALL FRONT FACING GARAGES MUST BE 25' FROM PROPERTY LINE.

FUTURE CONSTRUCTION:

WHEN ROAD BETWEEN LOTS 314 AND 315 IS COMPLETED THE SIDEWALK AND ROAD ELEVATION WILL BE A FUNCTION OF EXISTING LOT GRADE AND FENCING.

FIRE NOTE:

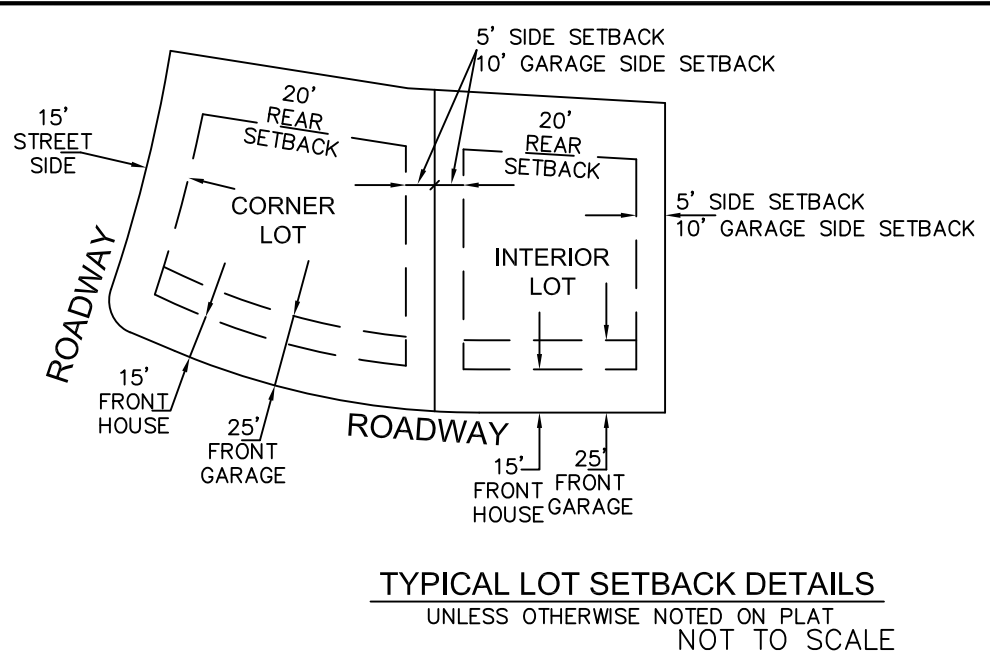
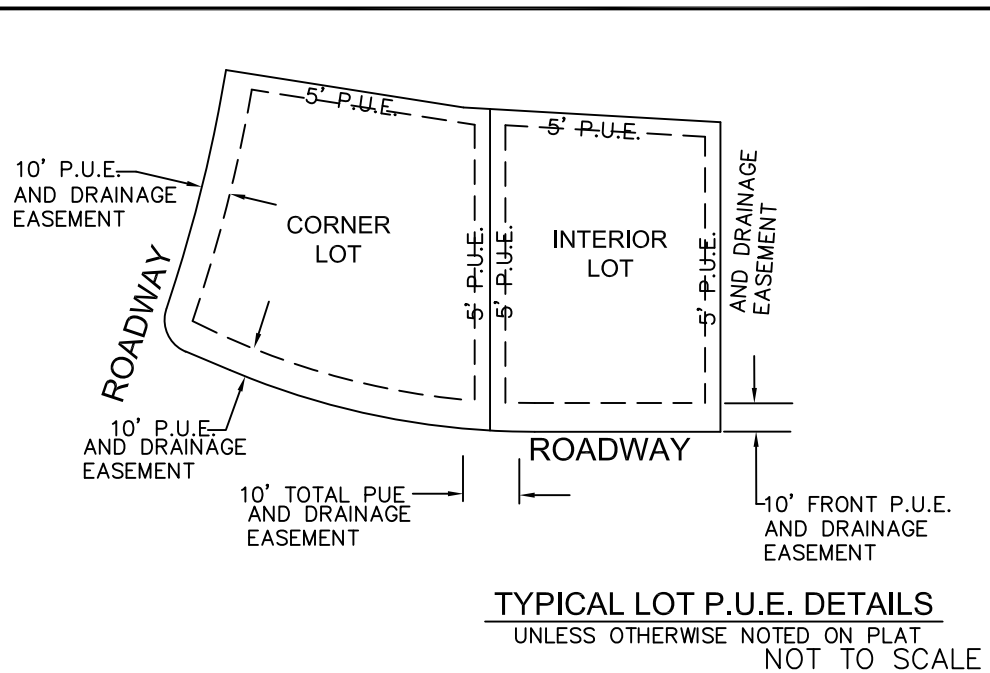
THREE (3) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE

PHASE F - PLAT 3 CALCULATIONS

TOTAL ACREAGE: 11.46 ACRES
BUILDABLE ACREAGE: 9.77 ACRES
TOTAL ACREAGE IN LOTS: 1.70 ACRES
RIGHT OF WAY AREA: 0.0 ACRES
TOTAL IMPROVED OPEN SPACE: 0.0 ACRES
AVERAGE LOT SIZE: 19345 SF/0.444 ACRES
LARGEST LOT SIZE: 41555 SF/0.95 ACRES
SMALLEST LOT SIZE: 6550 SF/0.15 ACRES
OVERALL DENSITY: 1.92 LOTS / ACRE
TOTAL NUMBER OF LOTS: 22 LOTS

BASIS OF BEARING

THE PROJECT BASIS OF BEARINGS IS N 89°15'07" W 2667.40 FEET ALONG THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND NORTHEAST SECTION CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.



DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
Approved this _____ day of _____ 20____
QUESTAR GAS COMPANY

By _____
Title _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO EAGLE MOUNTAIN CODE ANN. 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
Approved this _____ day of _____ 20____
ROCKY MOUNTAIN POWER

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT WILL PROVIDE TELECOMMUNICATIONS TO THE SUBDIVISION UTILIZING TRENCHES PROVIDED BY THE DEVELOPER AS PER DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C UTAH NO. 1 TARIFF.

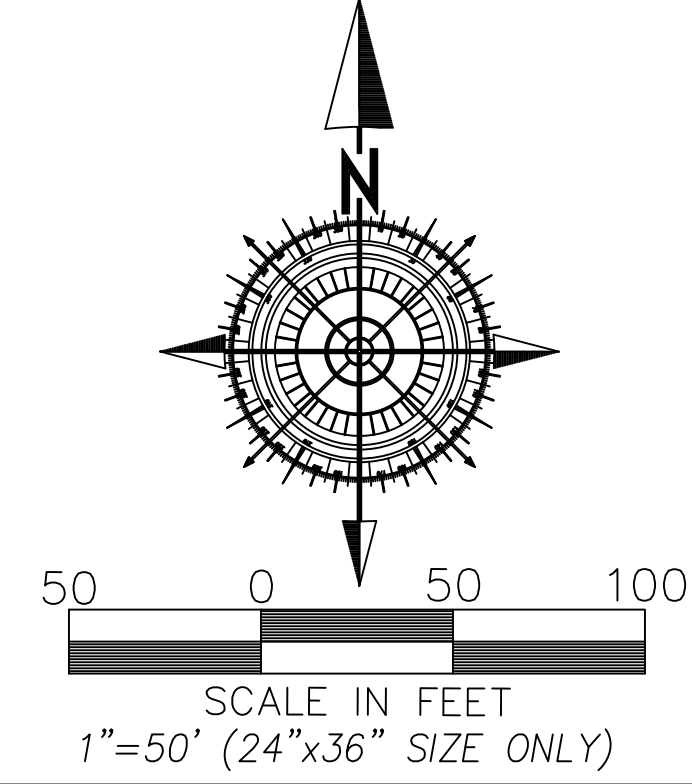
DIRECT COMMUNICATIONS

DATE _____

LONE TREE AT CIRCLE FIVE RANCH PHASE F-PLAT 3
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN.



LOT	ADDRESS
301	XXXX NORTH WALNUT DR
302	XXXX NORTH WALNUT DR
303	XXXX NORTH WALNUT DR
304	XXXX NORTH WALNUT DR
305	XXXX NORTH WALNUT DR
306	XXXX NORTH WALNUT DR
307	XXXX NORTH WALNUT DR
308	XXXX NORTH WALNUT DR
309	XXXX NORTH WALNUT DR
310	XXXX NORTH WALNUT DR
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315	XXXX NORTH WALNUT DR
316	XXXX NORTH WALNUT DR
317	XXXX NORTH WALNUT DR
318	XXXX NORTH WALNUT DR
319	XXXX NORTH WALNUT DR
320	XXXX NORTH WALNUT DR
321	XXXX NORTH WALNUT DR
322	XXXX NORTH WALNUT DR



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	58.36'	473.50'	58.32'	N23°34'12"W	70°3'43"
C2	61.63'	500.00'	61.59'	S23°34'12"E	70°3'43"
C3	64.89'	526.48'	64.85'	N23°34'12"W	70°3'44"
C4	53.02'	526.47'	53.00'	N22°55'27"W	5°46'14"
C5	11.87'	526.50'	11.87'	S26°27'18"E	1°17'30"
C6	50.99'	526.50'	50.97'	N24°19'36"W	5°32'55"
C7	85.19'	526.50'	85.10'	N16°55'01"W	9°16'15"
C8	141.98'	473.50'	141.45'	S18°30'39"E	17°10'49"
C9	261.69'	526.50'	259.00'	N12°51'43"W	28°28'40"
C10	248.51'	500.00'	245.96'	S12°51'43"E	28°28'40"
C11	235.34'	473.50'	232.93'	N12°51'43"W	28°28'40"
C12	85.09'	526.50'	85.00'	N7°39'08"W	9°15'36"
C13	93.36'	473.50'	93.21'	S4°16'19"E	1°17'51"
C14	40.42'	526.50'	40.41'	N0°49'20"W	4°23'53"
C15	25.82'	103.00'	25.75'	N8°33'30"E	14°21'46"
C16	85.00'	103.00'	82.81'	N39°22'52"E	47°16'59"
C17	183.05'	103.00'	159.90'	N52°17'25"E	101°49'37"
C18	135.96'	76.50'	118.76'	S52°17'25"W	101°49'37"
C19	88.86'	50.00'	77.62'	S52°17'25"W	101°49'37"
C20	72.23'	103.00'	70.76'	N8°30'6"E	40°10'52"
C21	20.33'	25.00'	19.77'	N79°54'42"E	46°35'03"
C22	25.47'	25.00'	24.38'	N47°36'46"W	58°22'01"
C23	61.60'	60.00'	58.93'	N86°01'51"E	58°49'23"
C24	130.41'	60.00'	106.21'	S61°06'52"E	124°31'56"
C25	115.33'	200.00'	113.74'	S60°16'34"E	33°02'26"
C26	88.64'	60.00'	80.79'	N60°45'00"W	84°38'29"
C27	62.78'	60.00'	59.96'	N48°24'19"W	59°57'07"
C28	191.74'	200.00'	184.48'	N49°19'54"W	54°55'46"
C29	53.15'	60.00'	51.43'	S39°10'54"E	50°45'06"
C30	25.85'	60.00'	25.66'	S89°16'26"W	2°41'22"
C31	28.09'	25.00'	26.63'	N70°53'04"W	64°22'22"
C32	15.66'	60.00'	15.62'	S61°9'38"E	14°57'27"
C33	19.59'	25.00'	19.10'	S21°18'08"E	44°54'26"
C34	86.53'	226.50'	86.01'	S32°48'41"E	21°53'20"
C35	76.41'	200.00'	75.94'	S32°48'41"E	21°53'20"
C36	58.75'	200.00'	58.54'	S30°16'57"E	16°49'51"
C37	50.97'	173.50'	50.78'	N30°16'57"W	16°49'51"
C38	75.98'	98.50'	74.11'	S43°57'51"E	44°11'40"
C39	96.42'	125.00'	94.05'	N43°57'51"W	44°11'40"
C40	116.86'	151.50'	113.98'	N43°57'51"W	44°11'40"

LEGEND

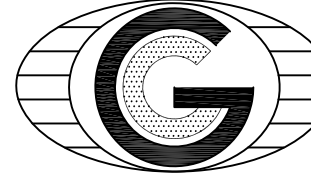
- PHASE BOUNDARY LINE
- - - SECTION LINE
- CENTER LINE
- - - 10.0' P.U.E. LINE
- LOT SETBACK
- SET REBAR AND PEPG 9679988 CAP. SURVEY MONUMENT TO BE SET AT ALL LOT CORNERS.
- C1 CURVE (SEE CURVE TABLE)
- ⊕ MONUMENT

**LONE TREE AT
CIRCLE FIVE RANCH
PHASE F-PLAT 3**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN.

SURVEYOR OF RECORD:

SURVEY LOGO HERE

PROJECT ENGINEER:



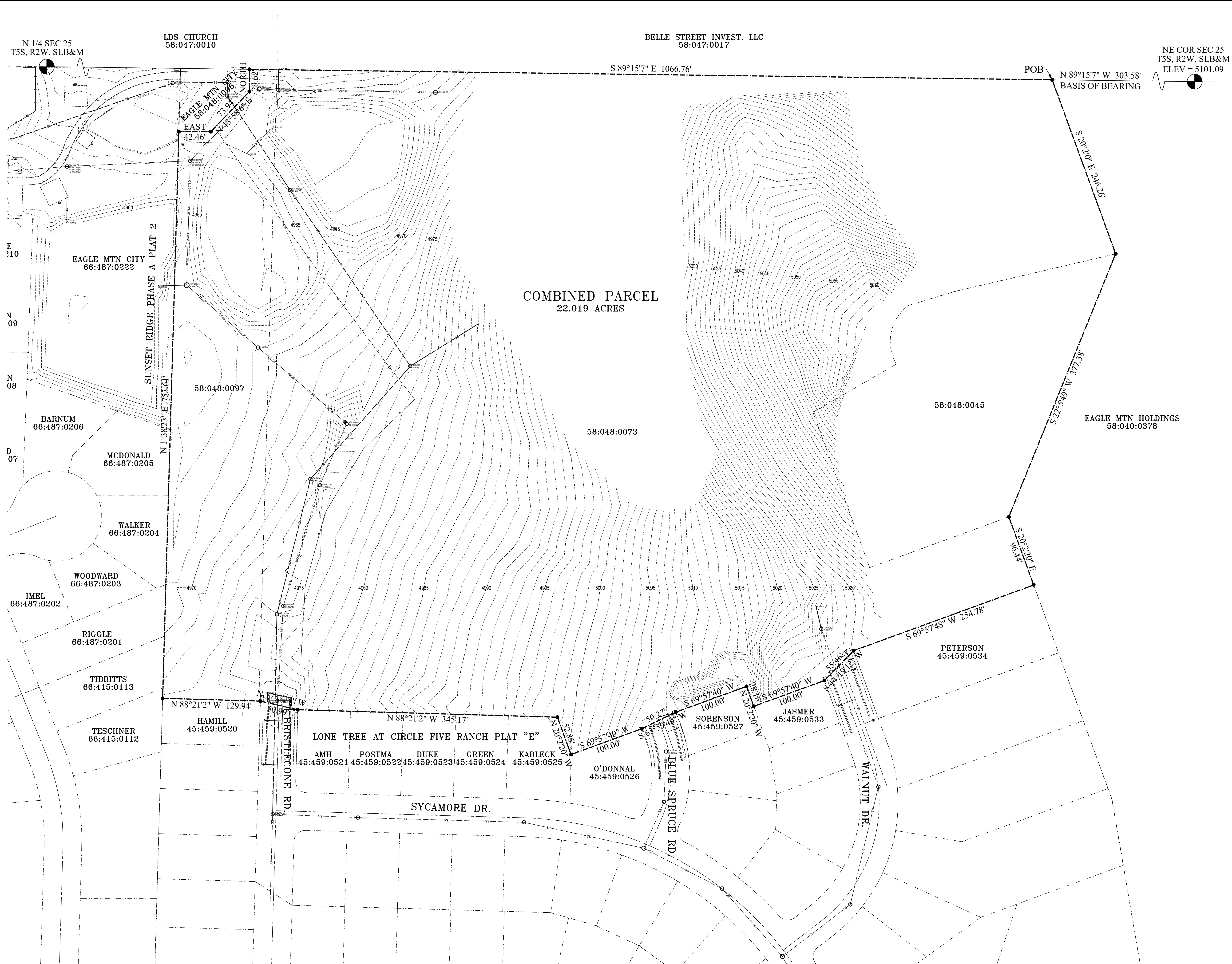
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SHEET NO

2

2



COMBINED DESCRIPTION

Beginning at a point located North 89°15'07" West along section line 303.58 feet from the Northeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South 20°02'00" East 246.26 feet; thence South 22°05'49" West 377.38 feet; thence South 20°02'20" East 96.44 feet; thence along the northerly boundary of Lone Tree at Circle Five Ranch Plat "E" the following eleven courses and distances: 1) South 69°57'48" West 254.78 feet, 2) South 44°19'12" West 55.46 feet, 3) South 69°57'40" West 100.00 feet, 4) North 20°02'20" West 28.16 feet, 5) South 69°57'40" West 100.00 feet, 6) South 63°59'40" West 50.27 feet, 7) South 69°57'40" West 100.00 feet, 8) North 20°02'20" West 52.85 feet, 9) North 88°21'02" West 345.17 feet, 10) North 77°02'27" West 50.99 feet, and 11) North 88°21'02" West 129.94 feet; thence North 1°38'23" East along the easterly boundary of Sunset Ridge Phase A Plats 1 and 2 a distance of 753.61 feet; thence East 42.46 feet; thence North 43°58'06" East 73.94 feet; thence North 29.62 feet; thence South 89°15'07" East along section line 1066.76 feet to the point of beginning.
Area = 22.019 Acres

NARRATIVE

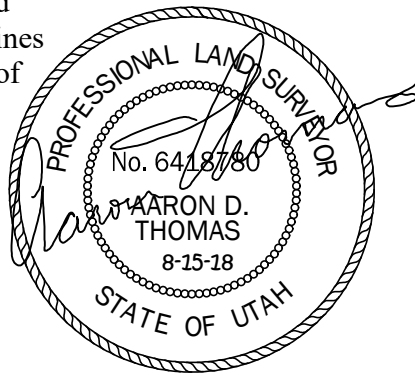
The Basis of Bearing for this survey is North 89°15'07" West along Section Line from the Northeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian to the North Quarter Corner of said Section 25. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. Final boundary markers are to be set with construction of the future development.

SURVEYOR'S CERTIFICATION

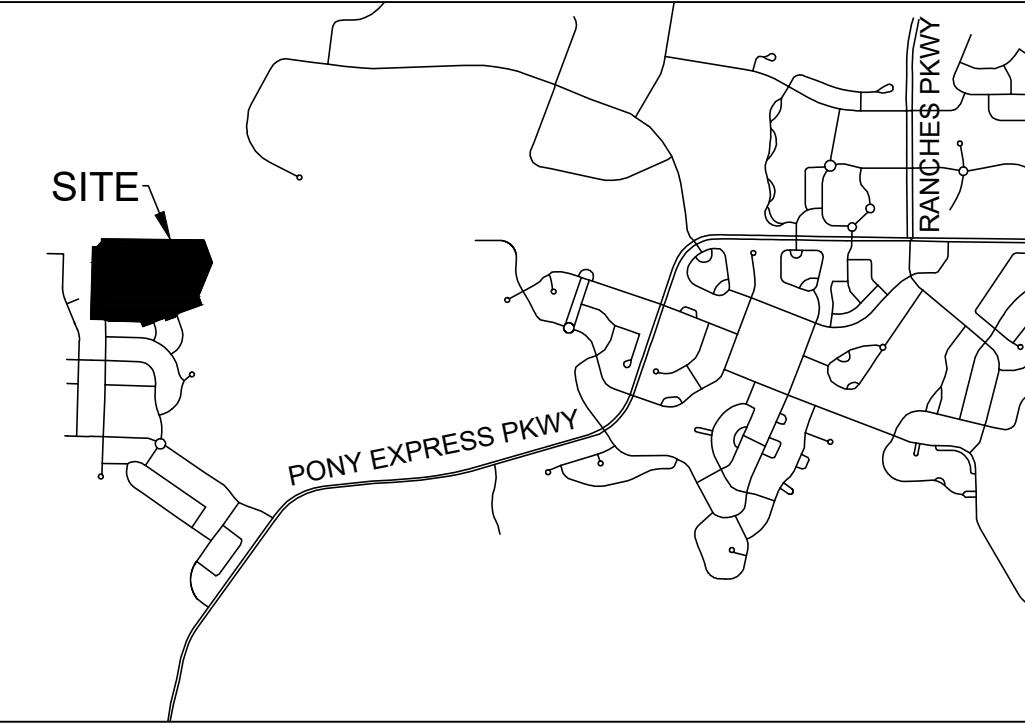
I Aaron D. Thomas, do hereby certify that I am a Registered Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in August 2018, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

Aaron D. Thomas
AARON D. THOMAS - PLS NO. 6418780

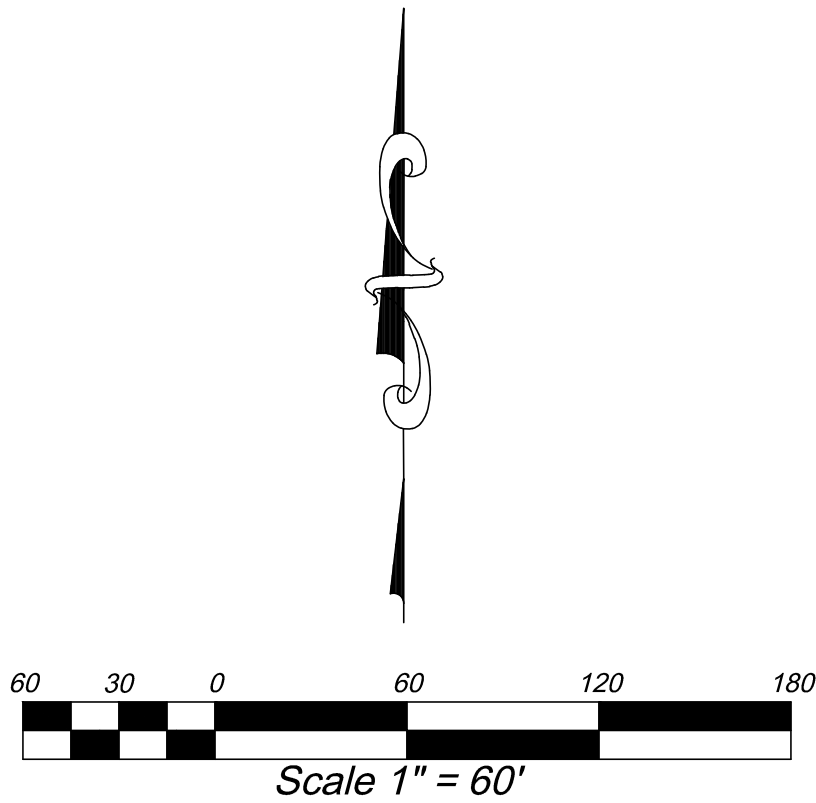


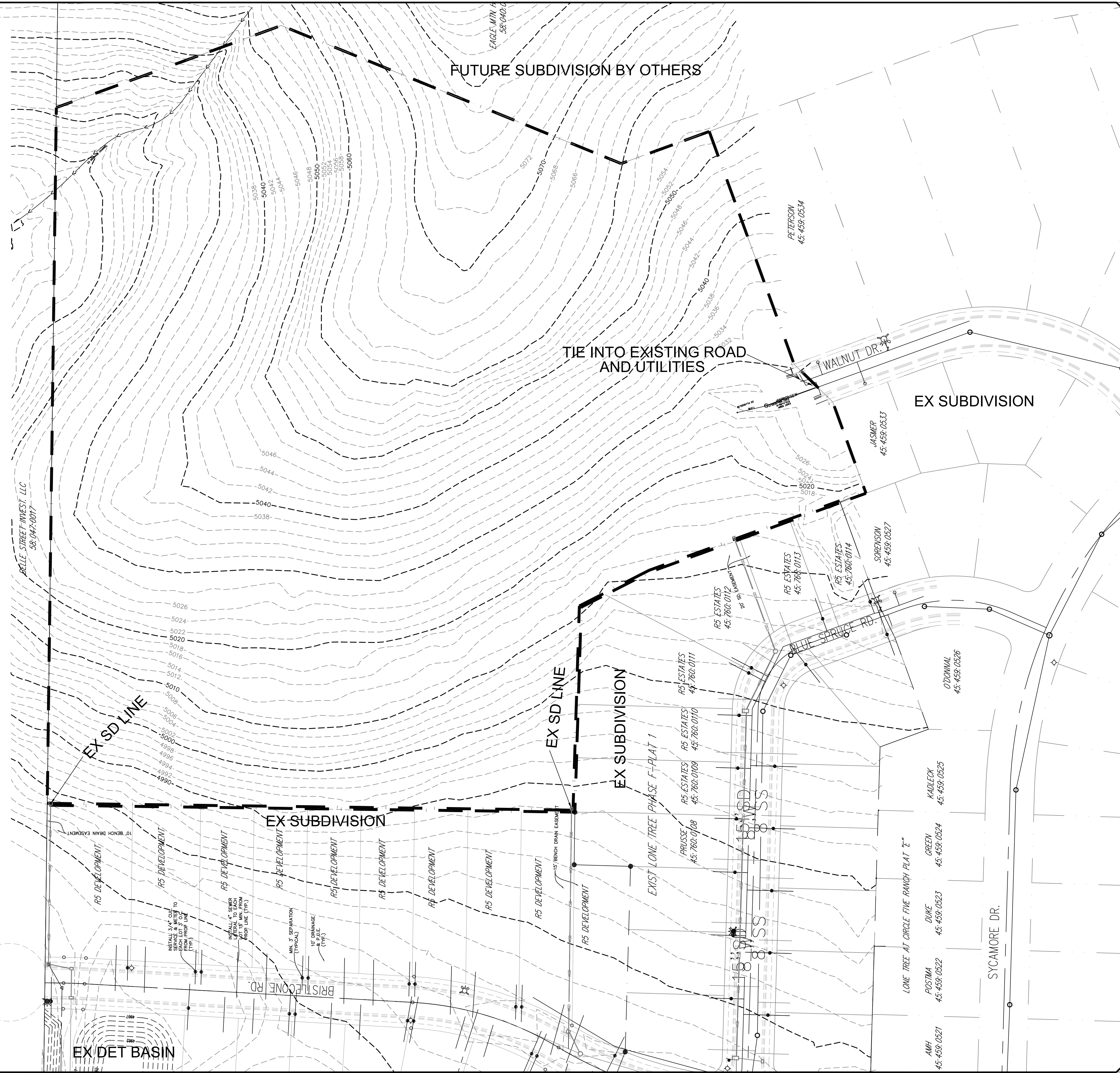
VICINITY MAP



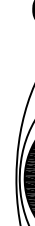
PLAT LEGEND

---	PARCEL BOUNDARIES
---	NEIGHBOR TITLES
---	ASPHALT
---	CENTERLINE ROAD
---	CONCRETE
---	FENCE LINE
---	SANITARY SEWER
---	STORM DRAIN
---	WATER LINE
---	POWER LINE
---	PHONE / FIBER OPTIC
---	GAS LINE
---	CONTOUR LINE



[illegible]

ORIG. DATE:	4-1-22
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=50'

 **GATEWAY CONSULTING, Inc.**
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

LONG TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION

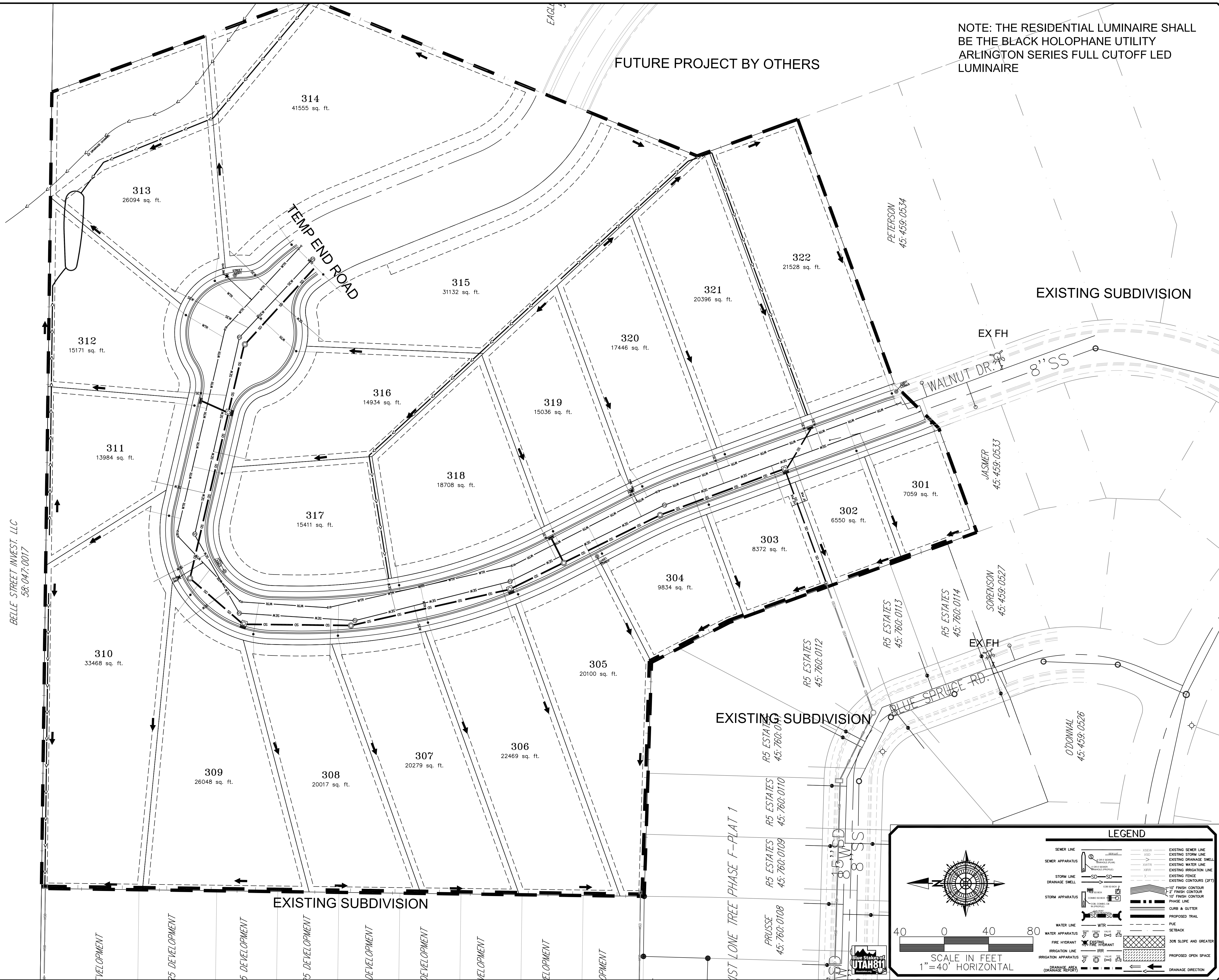
EXISTING CONDITIONS
AND DEMOLITION SHEET

PRINT DATE: 12-13-2022

EAGLE MTN
CITY

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
EXPIRATION DATE 12/31/2018
NO. 123456789

SHEET NO. 2



NOTE: THE RESIDENTIAL LUMINAIRE SHALL BE THE BLACK HOLOPHANE UTILITY ARLINGTON SERIES FULL CUTOFF LED LUMINAIRE

FUTURE PROJECT BY OTHERS

EXISTING SUBDIVISION

EXISTING SUBDIVISION

EXISTING SUBDIVISION

DATE: 4-1-22

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: 1"=40'

NO.

DESCRIPTION

DATE

APP'D

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

LONE TREE AT CIRCLE FIVE RANCH

PHASE F- PLAT 3 SUBDIVISION

SITE PLAN

PRINT DATE: 12-13-2022

EAGLE MTN CITY

PROFESSIONAL ENGINEER

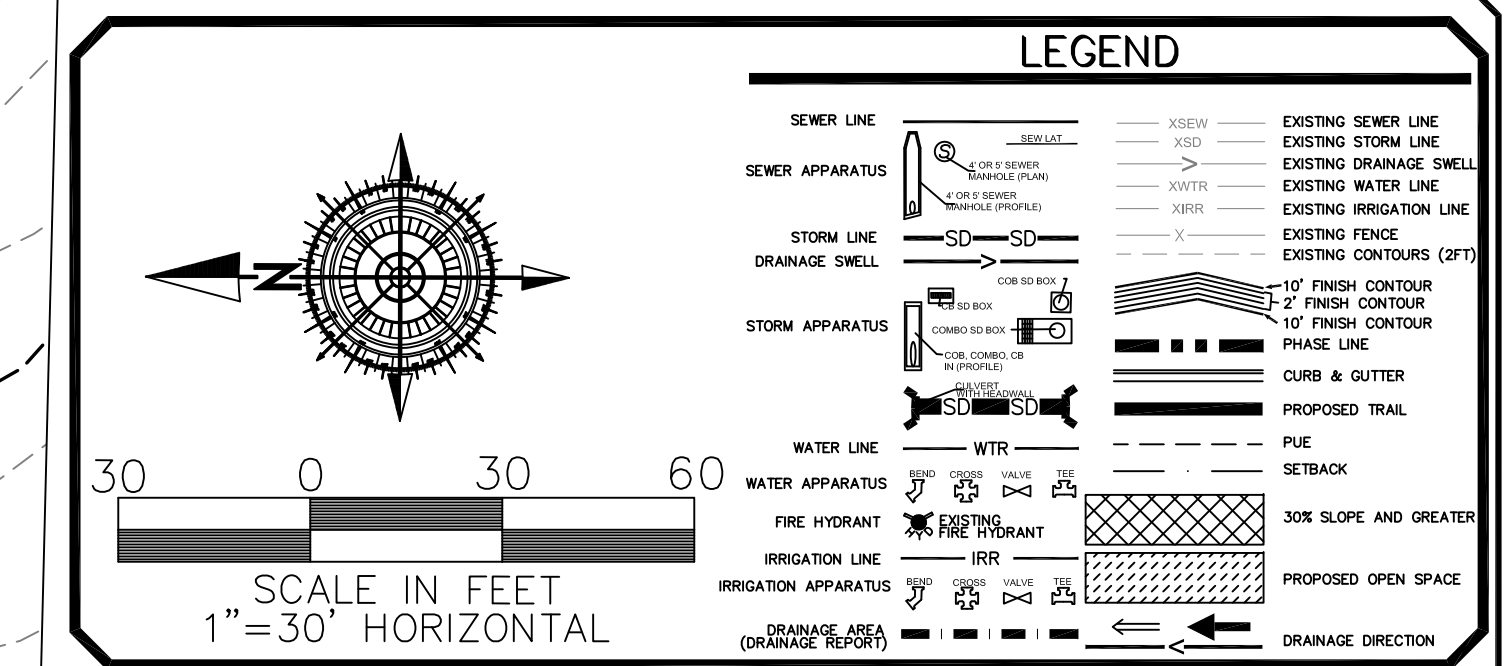
STATE OF UTAH

12121

PAUL J. GATEWAY

SHEET NO. 3

NOTE: Lots 312-316 driveway shall meet Eagle Mountain City Code section 17.25.050.D unless otherwise approved by the building official.

[illegible]

ORIG. DATE:	4-1-22
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=40'



GATEWAY CONSULTING, Inc.

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

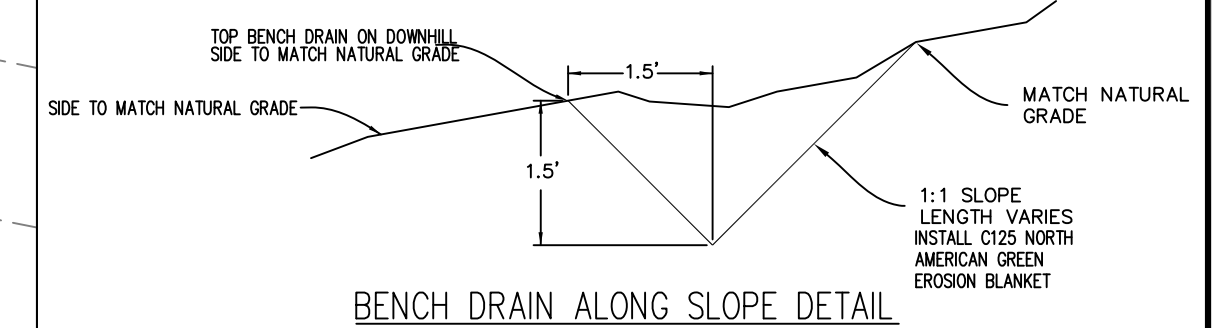
CITE GRADING

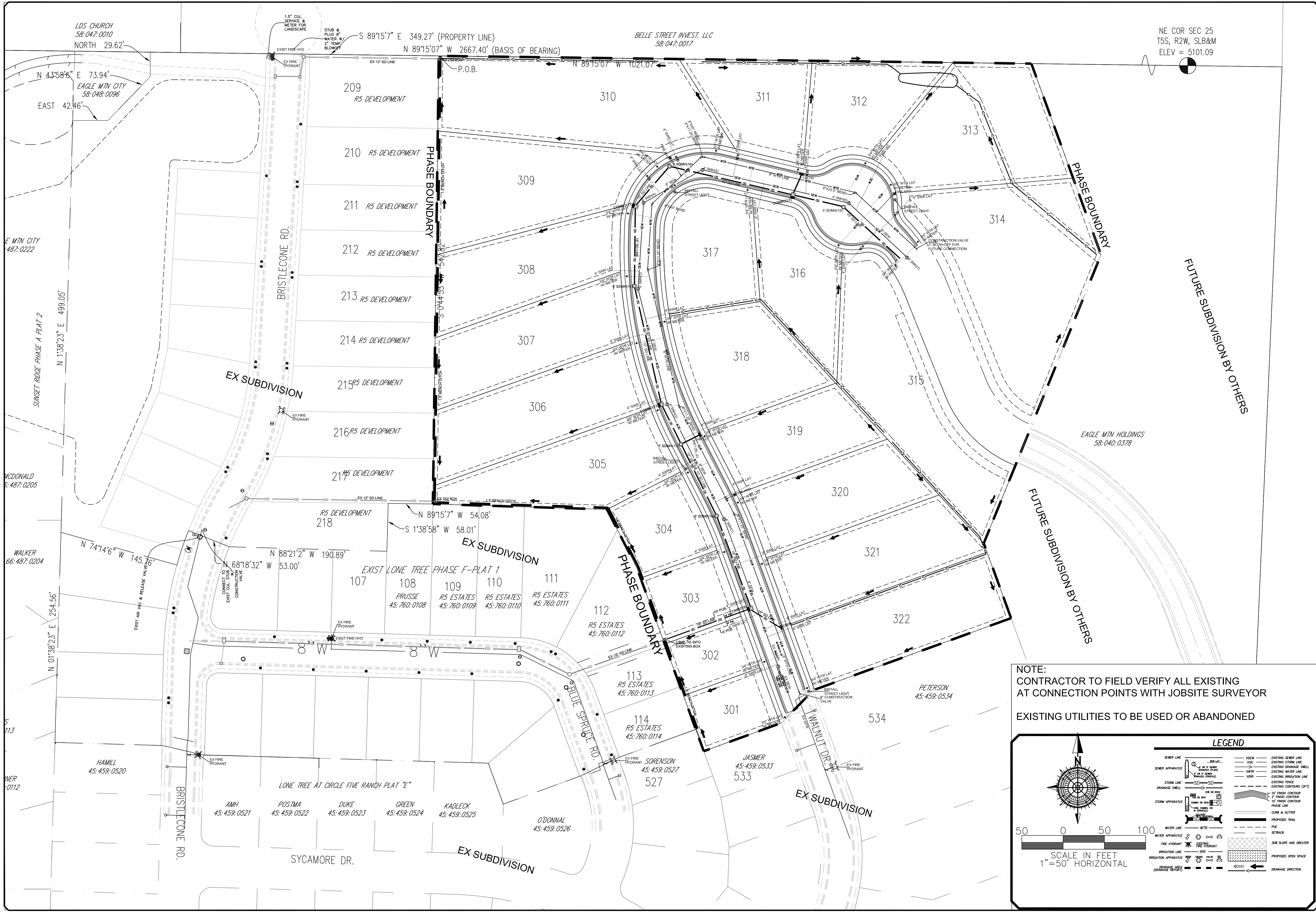
SITE GRADING

EAGLE MTN
CITY



SHEET NO. G1





NOTE:
CONTRACTOR TO FIELD VERIFY ALL EXISTING
AT CONNECTION POINTS WITH JOBSITE SURVEYOR

EXISTING UTILITIES TO BE USED OR ABANDONED

LEGEND	
SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (2 FT)
IRRIGATION APPARATUS	2' FINISH CONTOUR
	10' FINISH CONTOUR
	PROPOSED TRAIL
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	4-1-22
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=50'

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

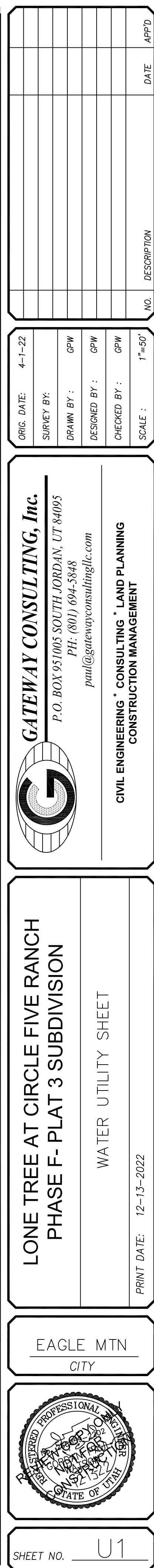
LONE TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION

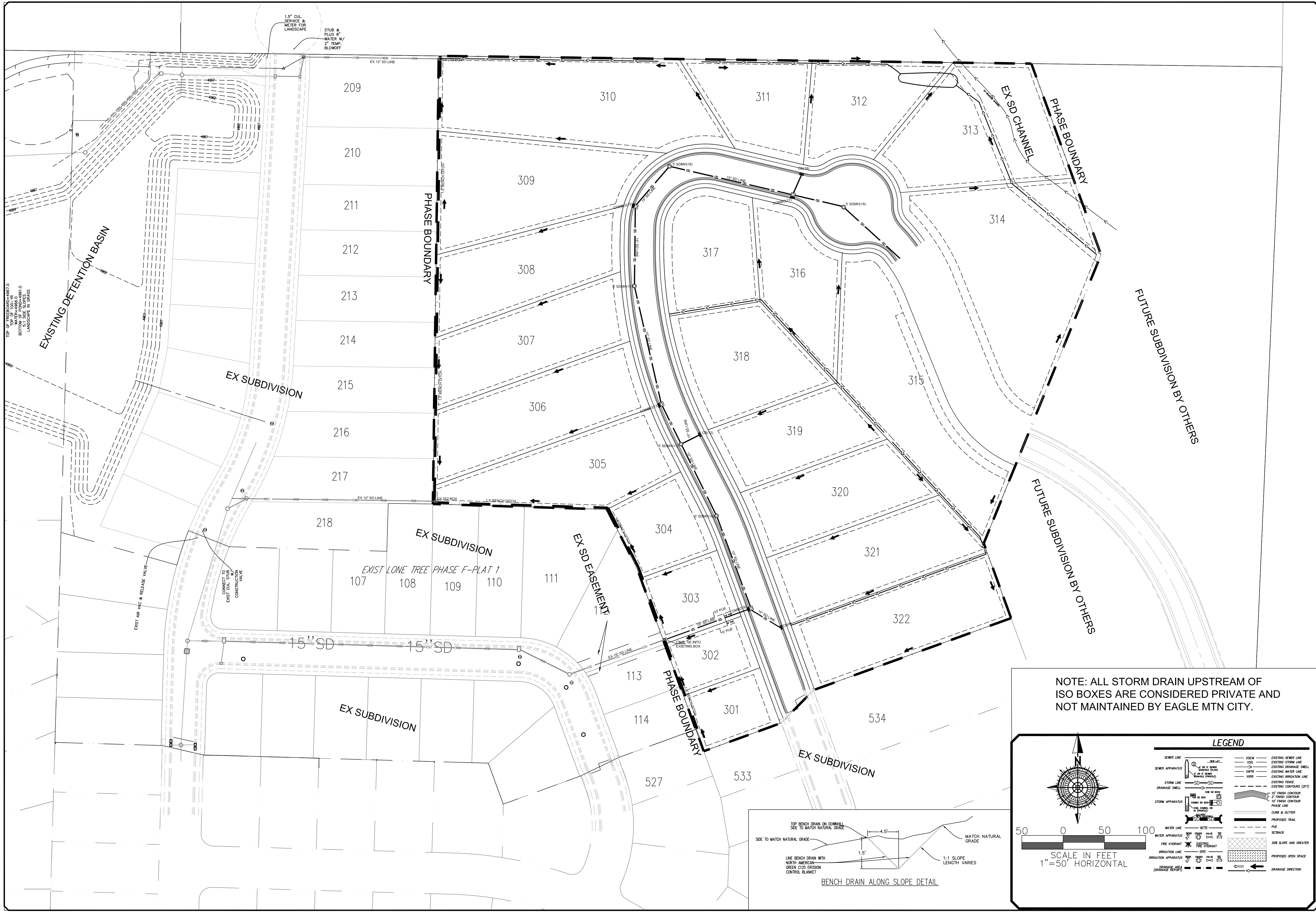
OVERALL UTILITY SHEET

PRINT DATE: 12-13-2022

EAGLE MTN
CITY

SHEET NO. **U0**



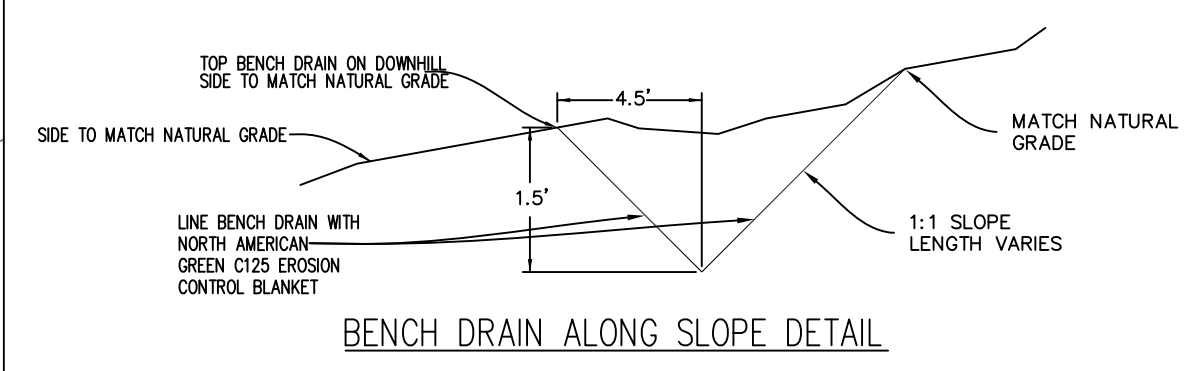


NOTE: ALL STORM DRAIN UPSTREAM OF ISO BOXES ARE CONSIDERED PRIVATE AND NOT MAINTAINED BY EAGLE MTN CITY.

50 0 50 100
SCALE IN FEET
1"=50' HORIZONTAL

LEGEND

SEWER LINE	SEWER APPARATUS	STORM LINE	STORM APPARATUS	WATER LINE	WATER APPARATUS	IRIGATION APPARATUS
SD	ISO BOX	SD	ISO BOX	W	VALVE	IRR
EXISTING SEWER LINE	EXISTING STORM LINE	EXISTING DRAINAGE SWELL	EXISTING WATER LINE	EXISTING IRRIGATION LINE	EXISTING FENCE	EXISTING CONTOURS (2 FT)
10' FINISH CONTOUR	2' FINISH CONTOUR	10' FINISH CONTOUR	PHASE LINE	CURB & GUTTER	PROPOSED TRAIL	FIRE SETBACK
SIDE SLOPE AND GREATER	PROPOSED OPEN SPACE	DRAINAGE DIRECTION				



ORIG. DATE: 4-1-22
SURVEY BY: GFW
DRAWN BY: GFW
DESIGNED BY: GFW
CHECKED BY: GFW
SCALE: 1"=35'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

LONE TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION

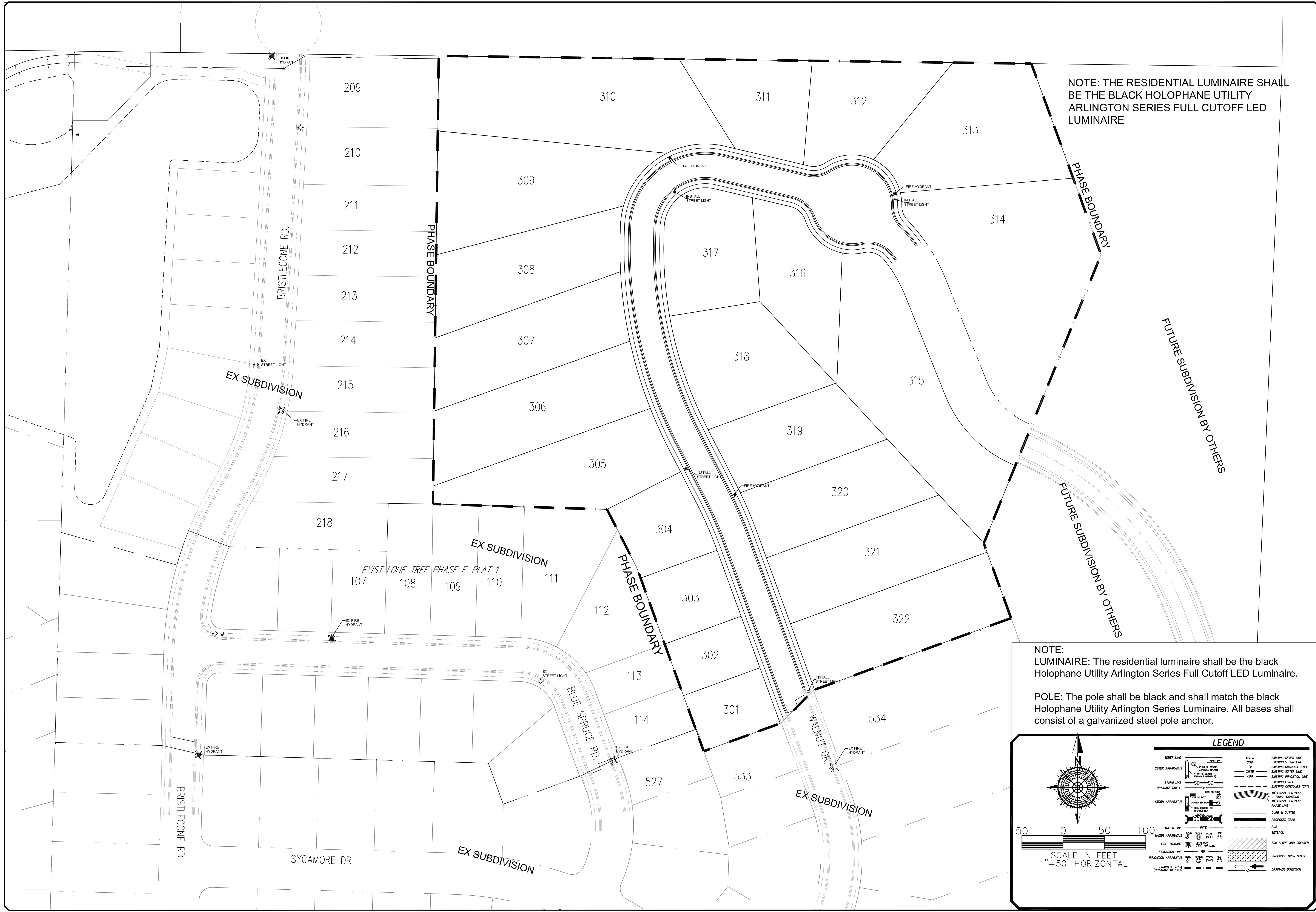
STORM DRAIN UTILITY SHEET

PRINT DATE: 12-13-2022

EAGLE MTN
CITY

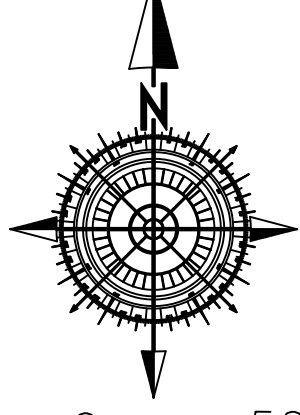
PROFESSIONAL SEAL
PAUL J. GATEWAY
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
NO. 45678

SHEET NO. **U3**



NOTE: THE RESIDENTIAL LUMINAIRE SHALL BE THE BLACK HOLOPHANE UTILITY ARLINGTON SERIES FULL CUTOFF LED LUMINAIRE

NOTE:
LUMINAIRE: The residential luminaire shall be the black Holophane Utility Arlington Series Full Cutoff LED Luminaire.
POLE: The pole shall be black and shall match the black Holophane Utility Arlington Series Luminaire. All bases shall consist of a galvanized steel pole anchor.



SCALE IN FEET
1"=50' HORIZONTAL

LEGEND

SEWER LINE	SEW. L.	EXIST. SEWER LINE
SEWER APPARATUS	SEW. L. W/ 18" MANHOLE	EXIST. STORM LINE
STORM LINE	SD	EXIST. DRAINAGE SHED
DRAINAGE SHED	SD	EXIST. WATER LINE
STORM APPARATUS	SD	EXIST. IRRIGATION LINE
WATER LINE	W	EXIST. FENCE
WATER APPARATUS	W	EXIST. CONTOURS (2 FT)
FIRE HYDRANT	FH	10' FINISH CONTOUR
IRRIGATION APPARATUS	IRR	2' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	DR	10' FINISH CONTOUR
		PHASE LINE
		CURB & GUTTER
		PROPOSED TRAIL
		RAIL
		SETBACK
		SIDE SLOPE AND GREATER
		PROPOSED OPEN SPACE
		DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	4-1-22
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'



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CONSTRUCTION MANAGEMENT

LONE TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION

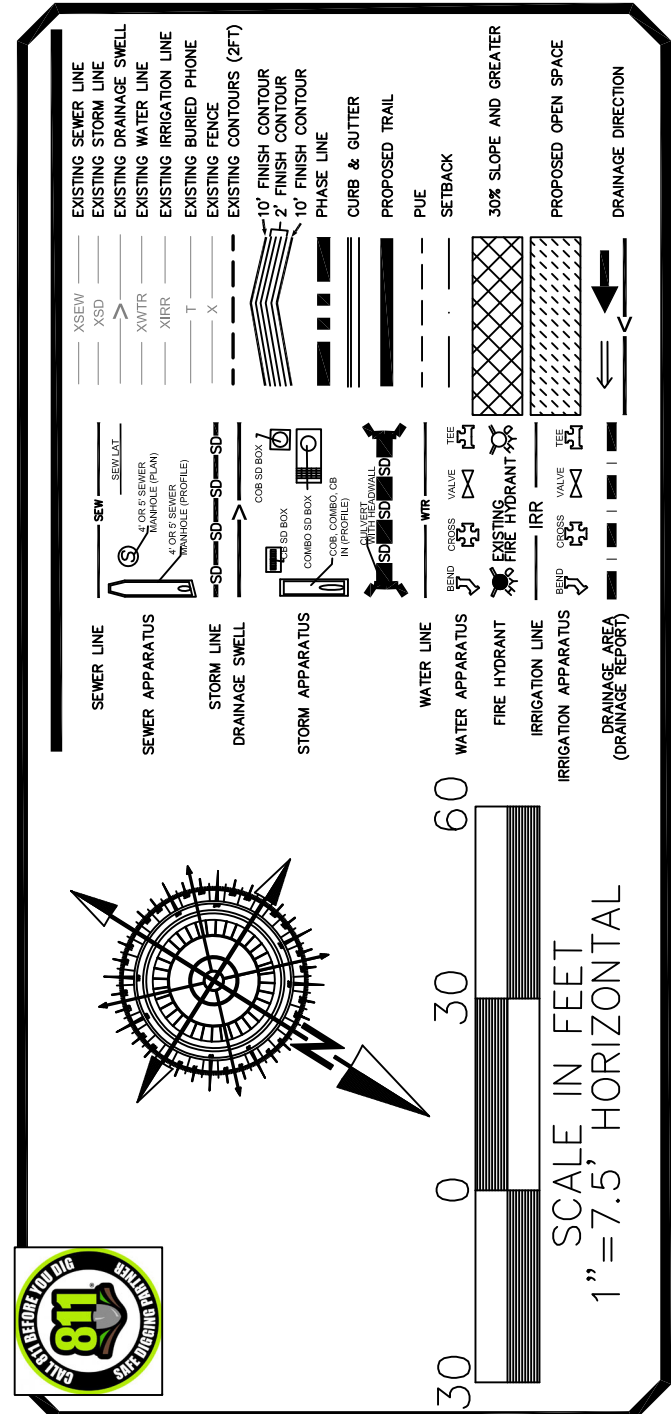
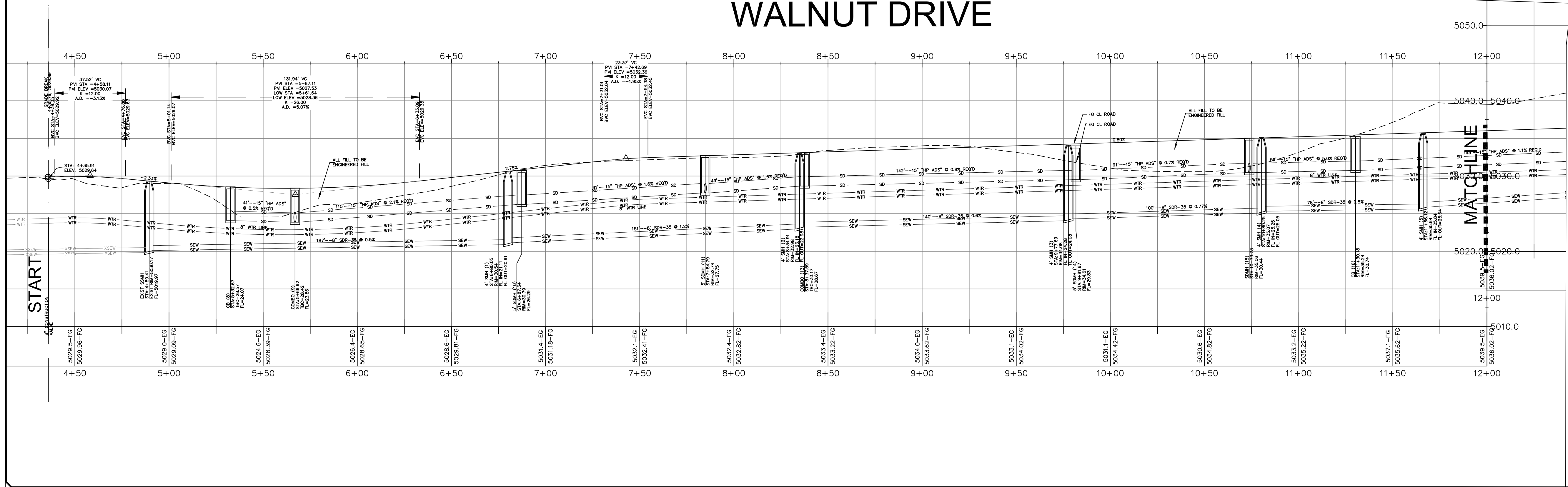
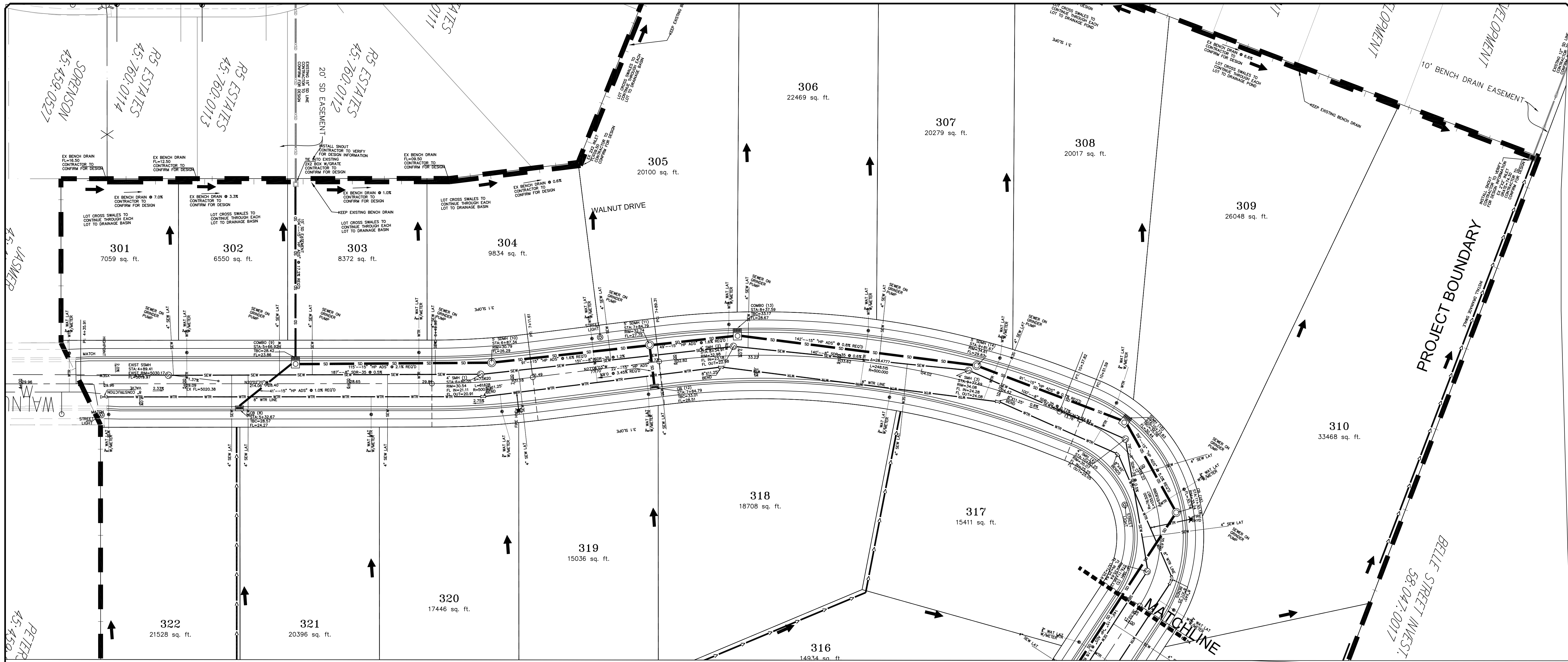
LIGHTING AND FIRE HYDRANT

PRINT DATE: 12-13-2022

EAGLE MTN
CITY



SHEET NO. U4



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	4-1-22
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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CONSTRUCTION MANAGEMENT

**LONE TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION**

PLAN AND PROFILE
STA: 4+00 TO 12+00

PRINT DATE: 12-13-2022

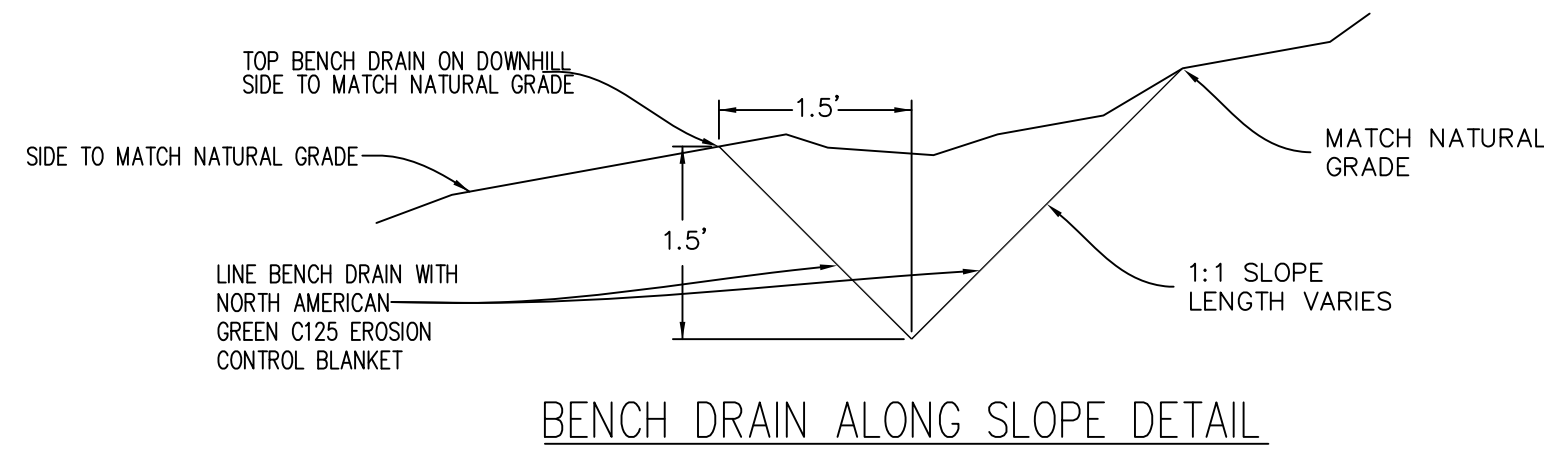
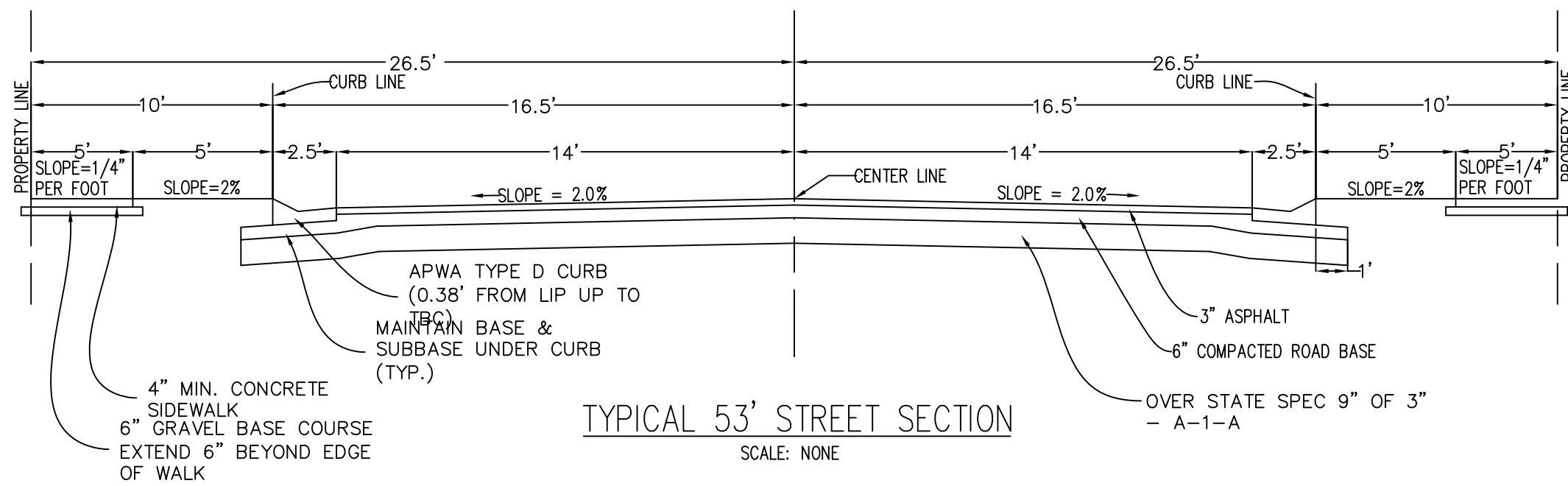
EAGLE MTN
CITY

PROFESSIONAL
ENGINEER
STATE OF UTAH
No. 12132

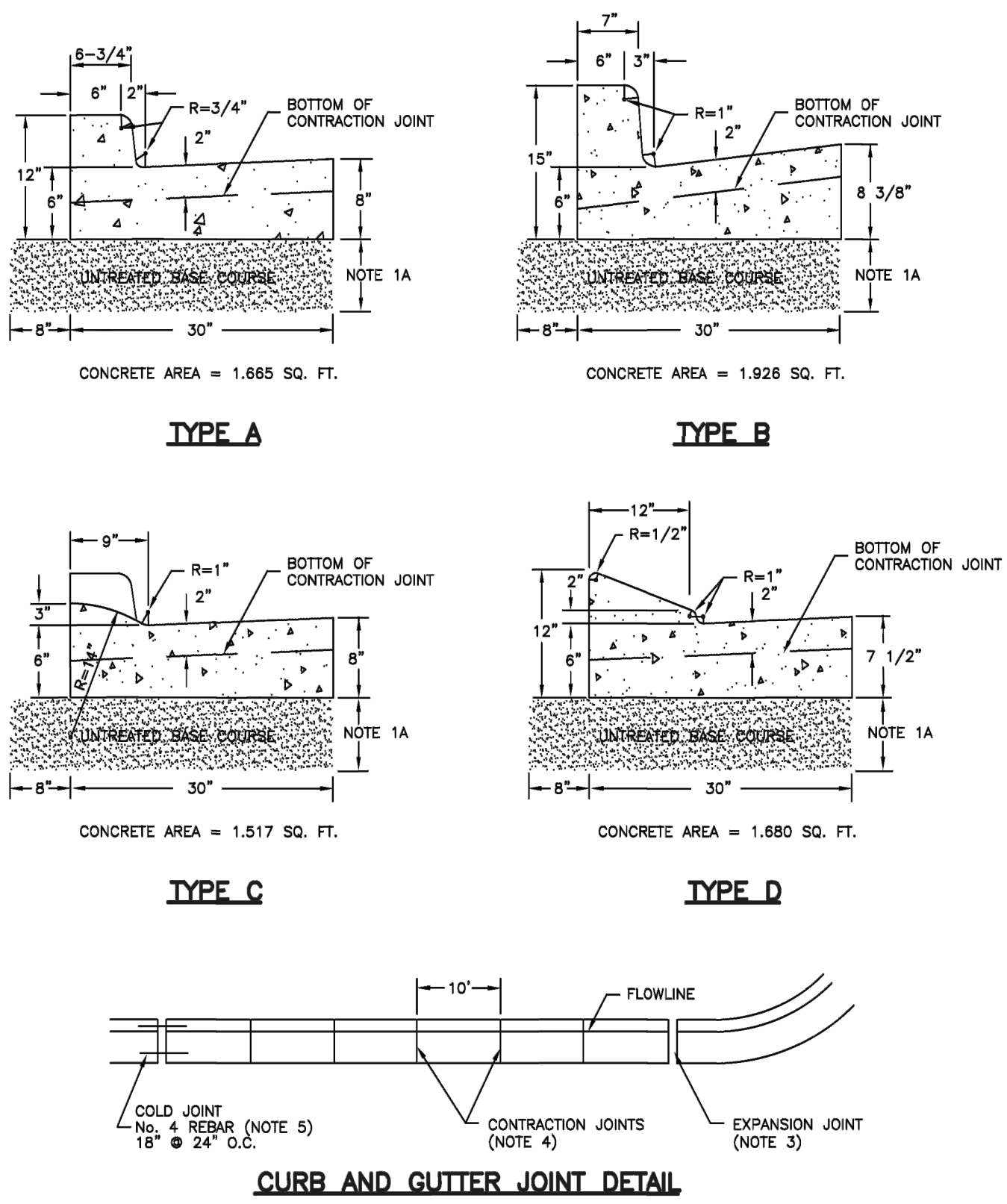
SHEET NO. **PP1**



ALL WORK WITHIN CITY ROW TO FOLLOW CITY SPECS

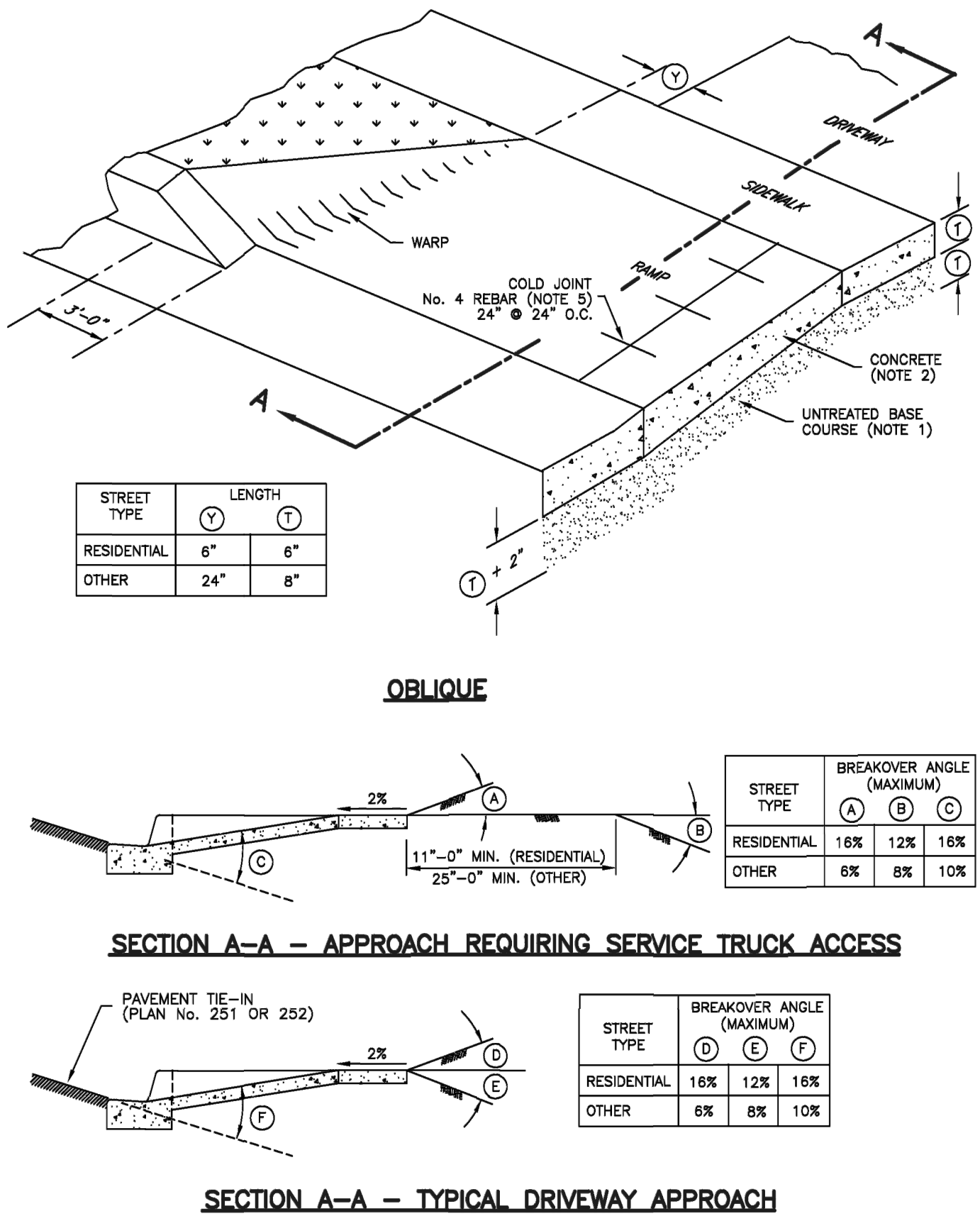


- Curb and gutter**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - If flow line grade is greater than 0.5 percent ($s=0.005$), provide 6 inches uncompacted thickness.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
 - EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - Set top of filler flush with surface of concrete.
 - Expansion joints are required at the start or end of a street intersection curb return.
 - Expansion joints are not required in slip form work.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 2 inch deep or 1/4 slab thickness if slab is greater than 8 inches thick.
 - If necessary, match location of contraction joints in portland cement concrete roadway pavements.
 - REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.
 - FINISH: Broomed.
 - PROTECTION AND REPAIR:
 - Fill flow-line with water. Repair construction that does not drain.
 - Protect concrete from deicing chemicals during cure.



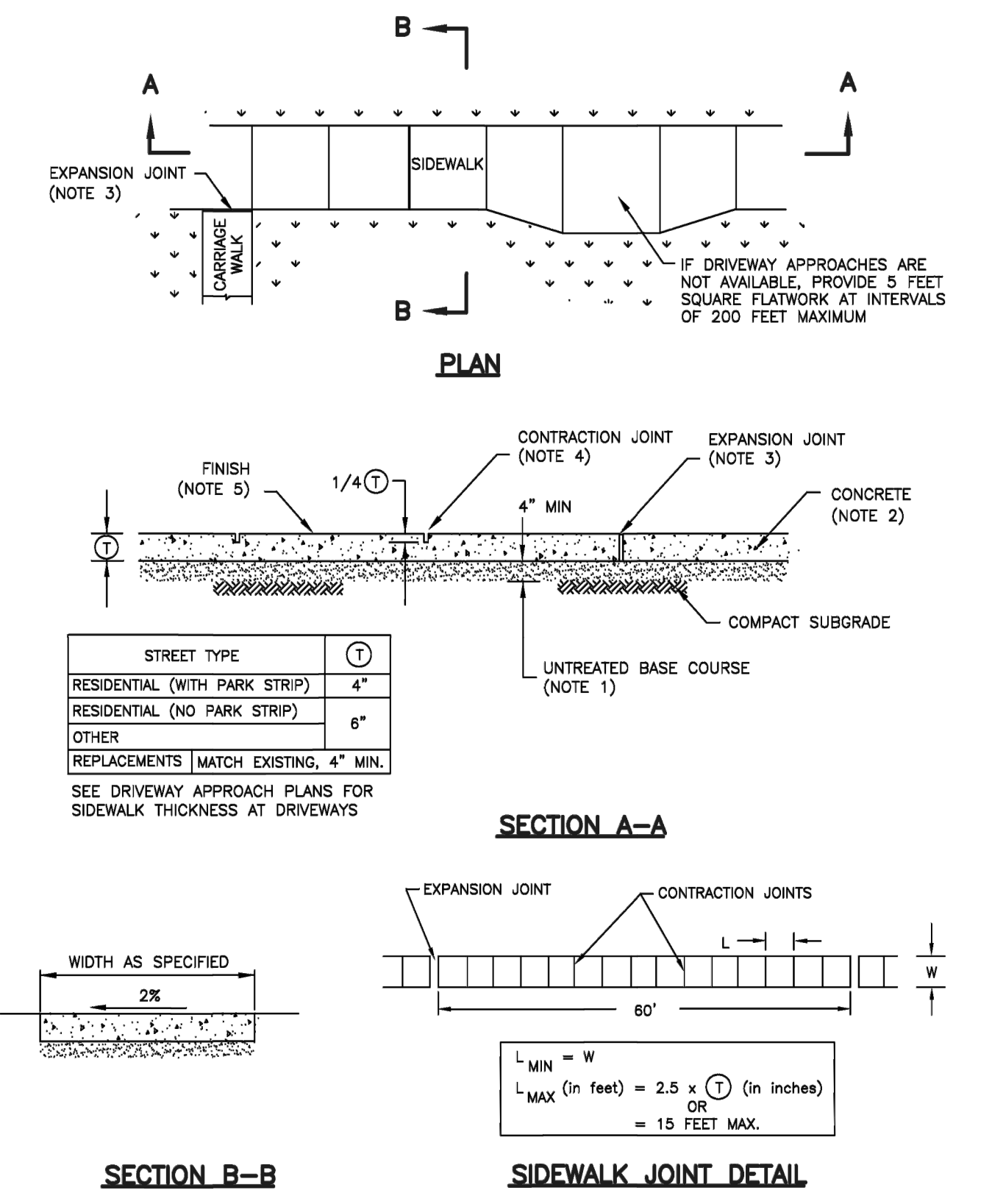
Plan No. 205
Drawing 1 of 2

- Flare driveway approach – type A**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
 - EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - Maximum length to width ratio for non-square panels is 1.5 to 1.
 - Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
 - REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements. Not required if driveway ramp is constructed without a cold joint.
 - FIELD CHANGES TO SLOPE REQUIREMENTS: The following design parameters are to be used as a guide. Specific uses or site conditions may require profile design submittal for review and acceptance.
 - As a rule, driveway grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
 - Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
 - FINISH: Broomed.
 - PROTECTION AND REPAIR:
 - Fill flow-line with water. Repair construction that doesn't drain.
 - Protect concrete from deicing chemicals during cure period.



Flare driveway approach - type A

- Concrete sidewalk**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
 - EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - Set top of filler flush with surface of concrete.
 - Expansion joints are not required in slip formwork except at the start or end of the installation activity.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - Maximum length to width ratio for non-square panels is 1.5 to 1.
 - FINISH: Broomed.



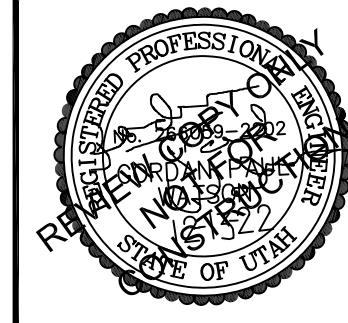
Concrete sidewalk

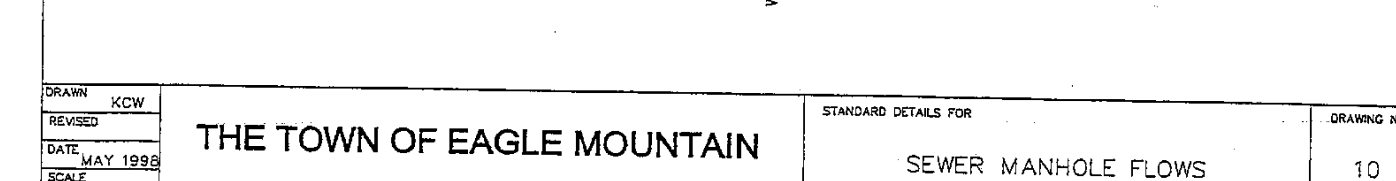
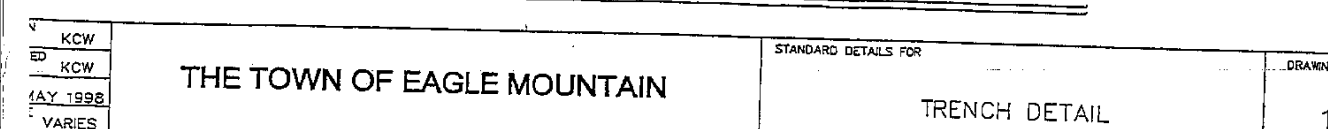
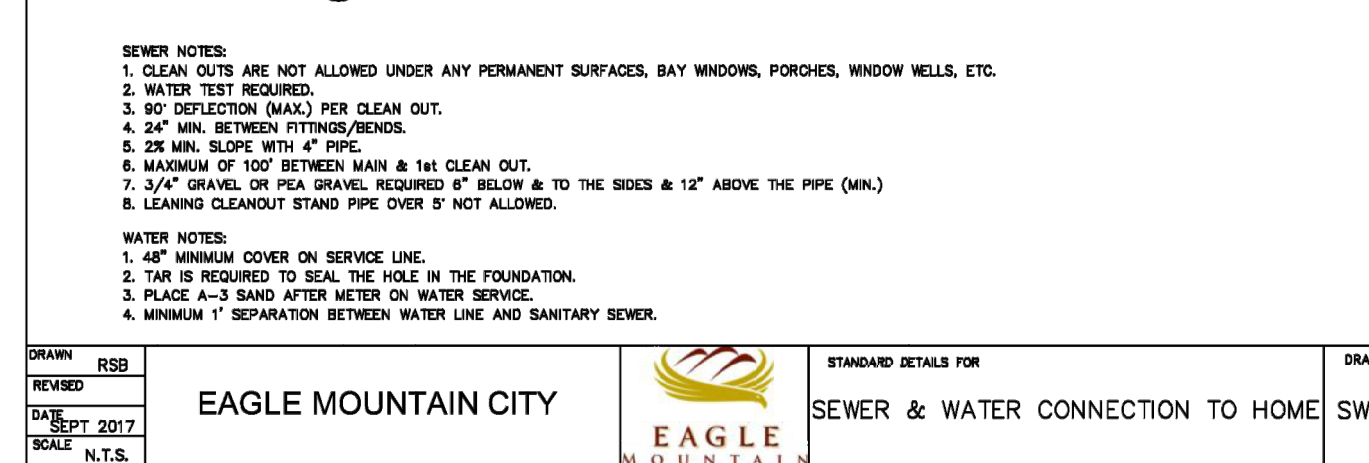
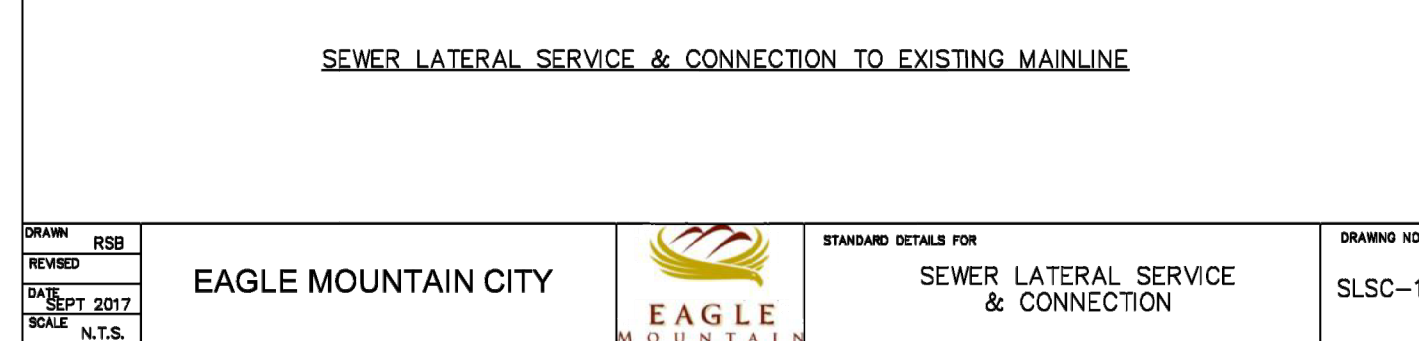
GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING CONSULTING LAND PLANNING CONSTRUCTION MANAGEMENT

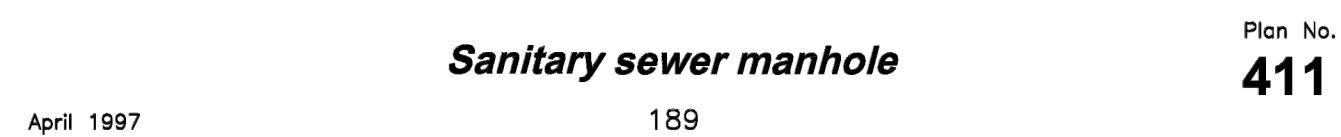
LONE TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION

EAGLE MTN CITY





- 188



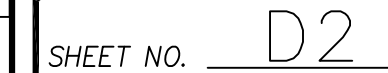
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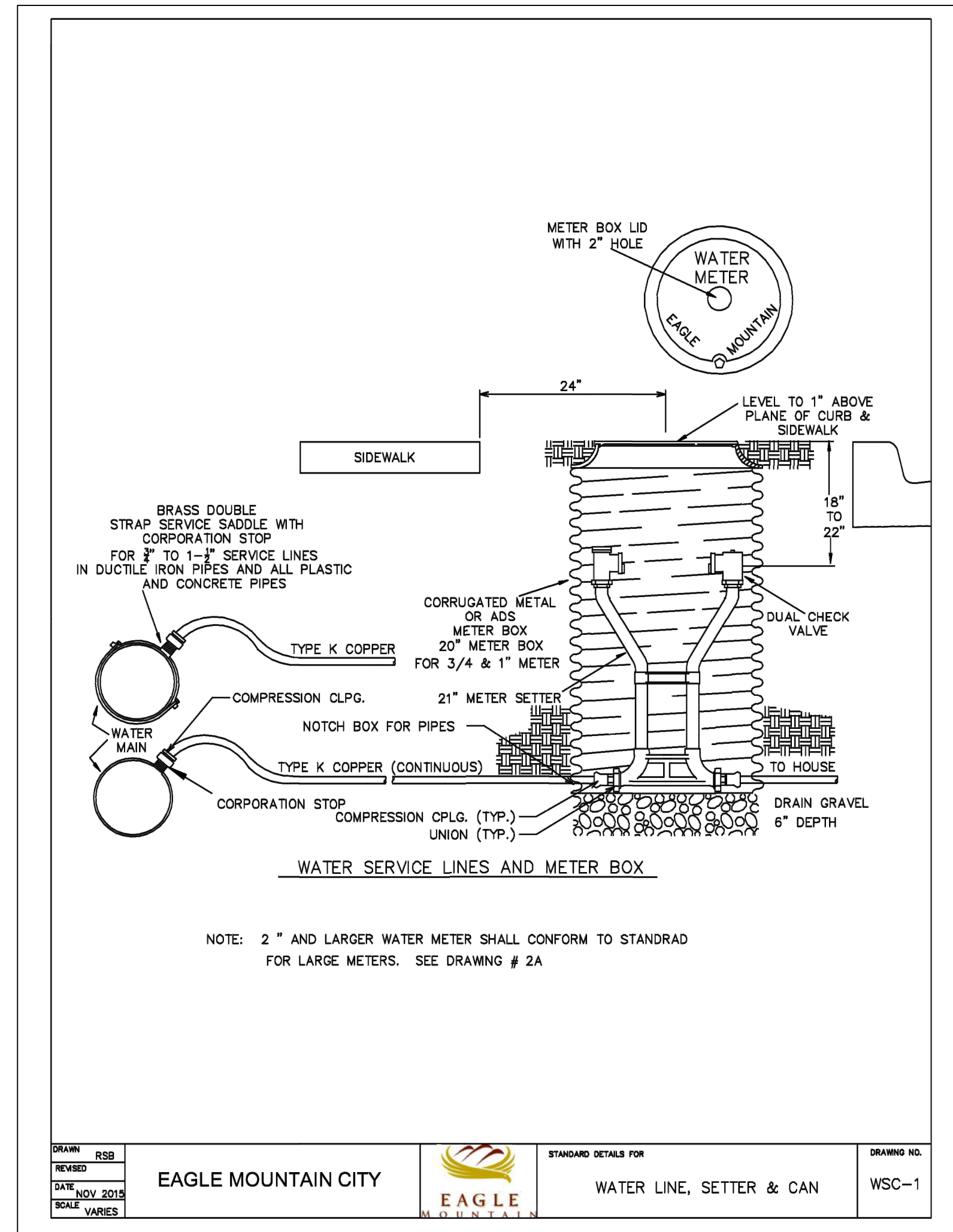
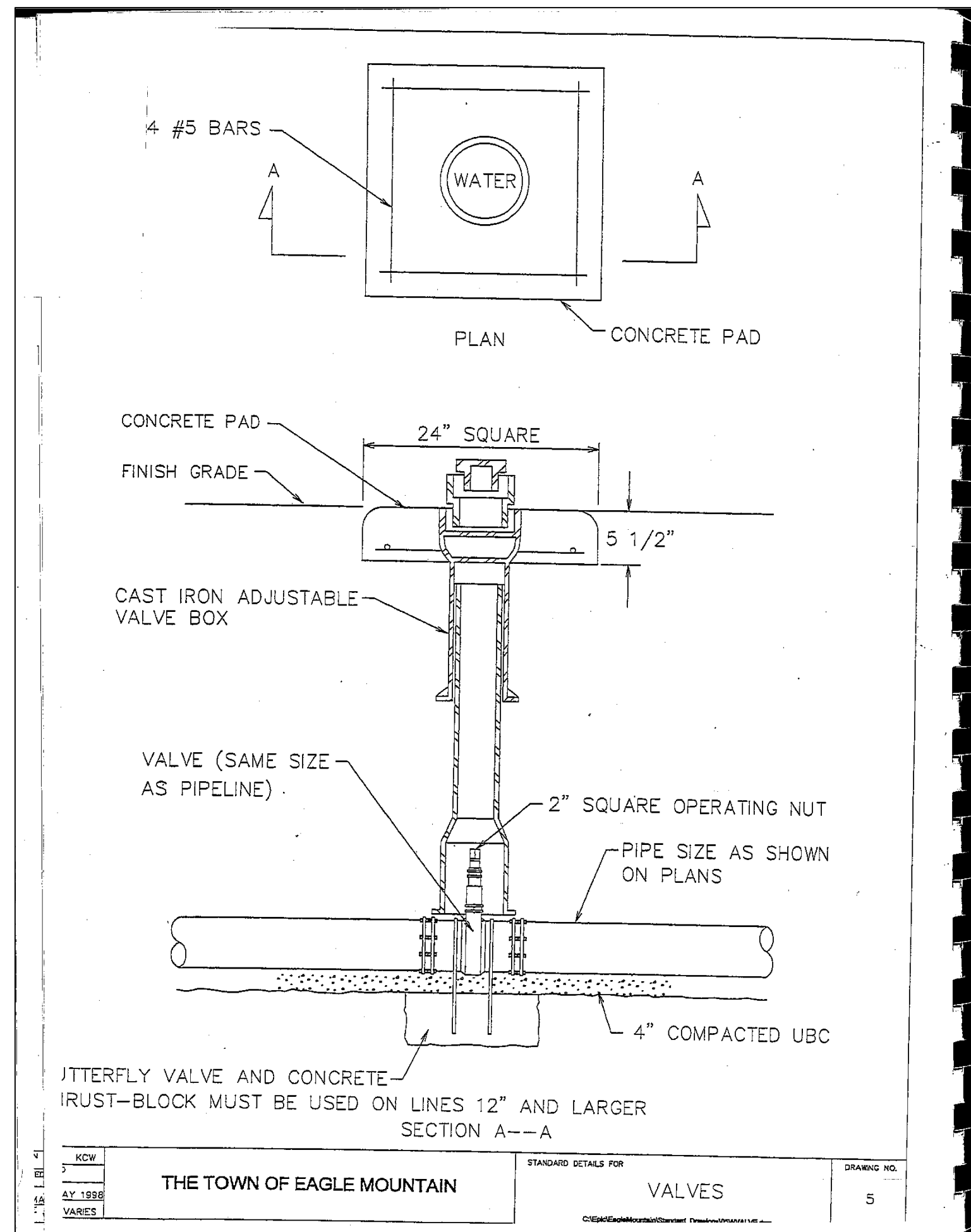
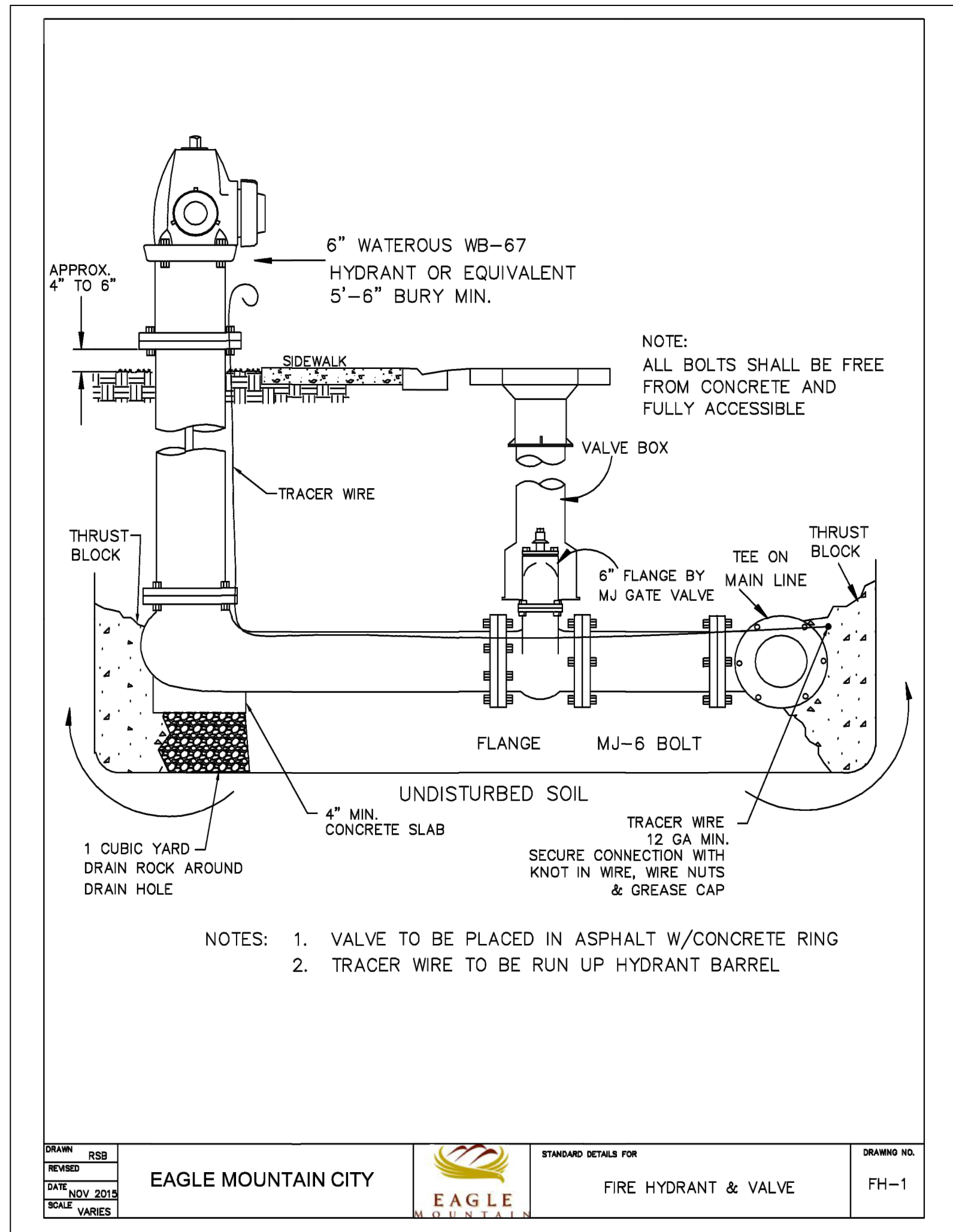


ORIG. DATE:	6-1-16
SURVEY BY:	
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

SANITARY SEWER DETAILS

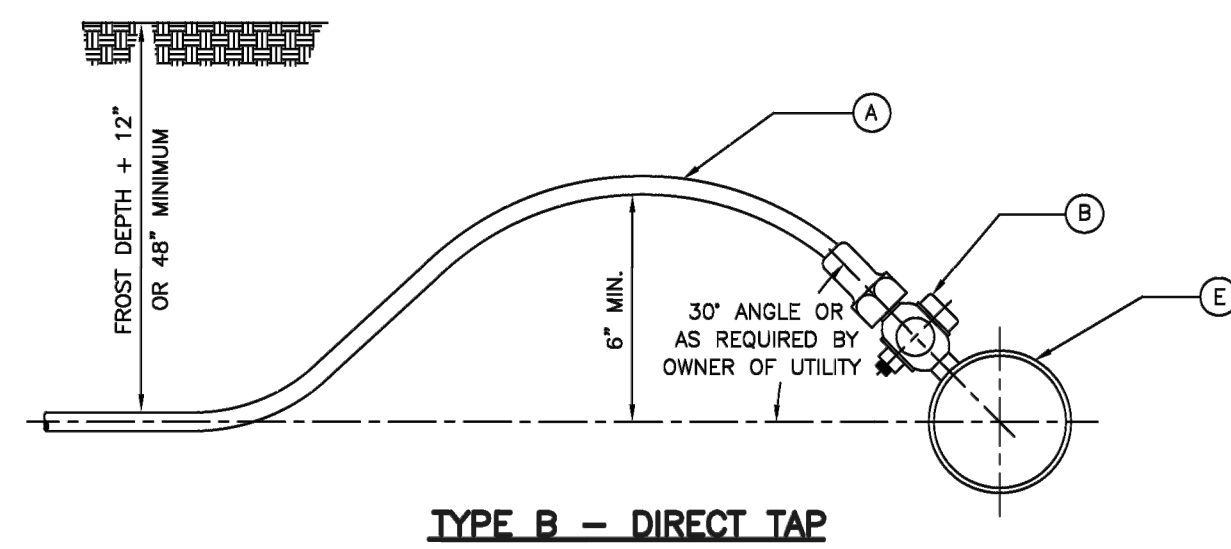
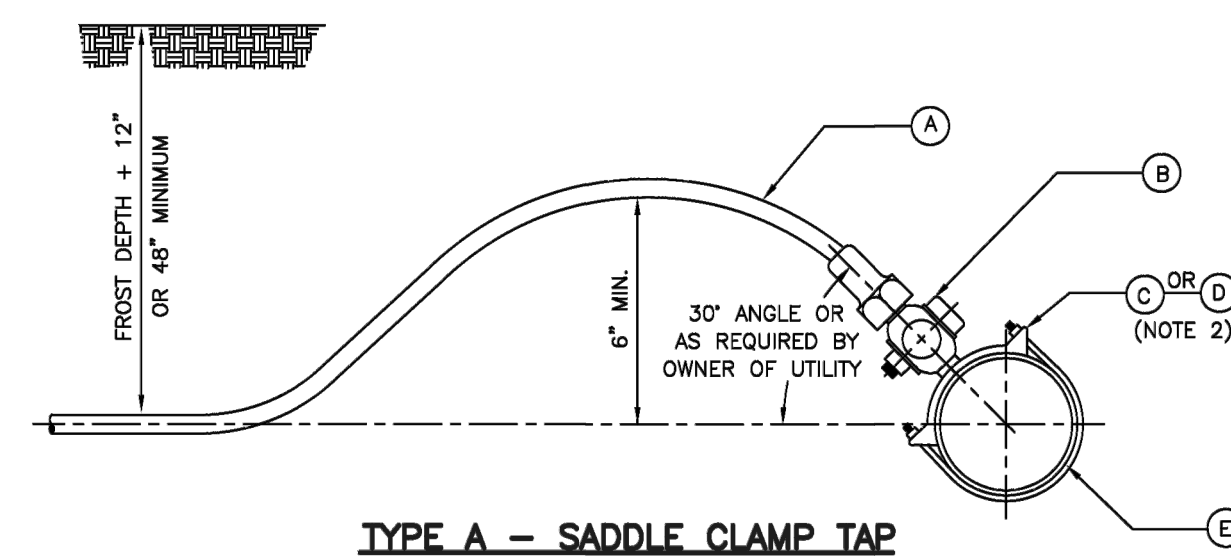
EAGLE MTN
CITY





3/4" and 1" service taps

- TAPPING: Place taps a minimum of 24 inches apart. Use a tapping tool that is sized corresponding to the size of the service line to be installed. No taps within 24 inches of end of pipe.
- PVC OR AC PIPE: A service saddle clamp is required on all PVC and AC pipe taps unless specified otherwise.
- TAPE: Teflon tape is required on all taps.
- INSPECTION: Prior to backfilling around taps, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



LEGEND		
No.	ITEM	DESCRIPTION
(A)	COPPER PIPE	TYPE K - SOFT
(B)	CORPORATION STOP	BRASS
(C)	SERVICE SADDLE CLAMP	(D.I., C.I., A.C.) **
(D)	SERVICE SADDLE CLAMP	(P.V.C.)
(E)	WATER MAIN PIPE	(D.I., C.I., A.C., P.V.C.)

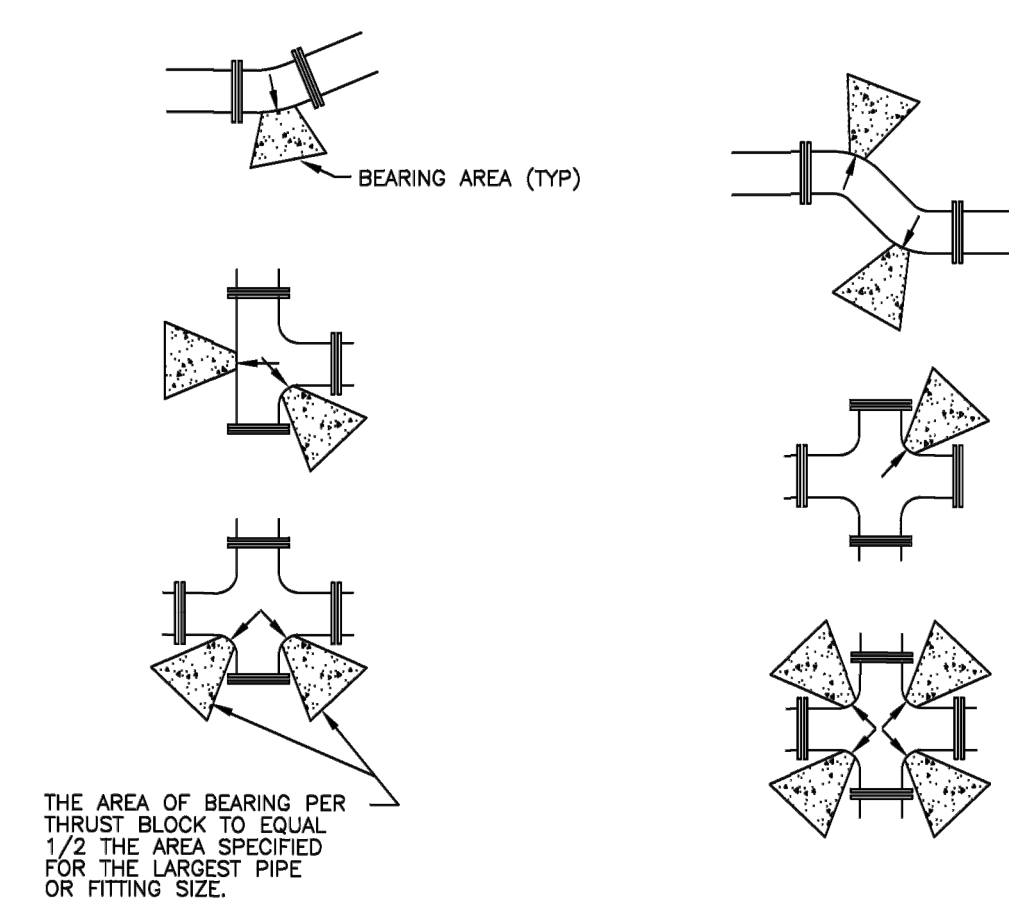
* FURNISHED BY UTILITY AGENCY
** DI & CI PIPE MAY BE DIRECT TAPPED

3/4" and 1" service taps

Plan No.
551

Direct bearing thrust block

- CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
- PIPE JOINTS: Do not cover with concrete. Leave completely accessible.
- GREASE: Apply poly-fm grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
- SPECIAL CONSTRUCTION REQUIREMENTS:
A. Thrust design for pipe sizes or configurations not shown require special design.
B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
C. Reinforcing steel bars to be epoxy coated at least 15 mils thick. Minimum stress yield strength of tie down bars is 70,000 psi.
D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at option of ENGINEER).
- INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT

INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) (MJ AND PUSH-ON JOINTS)

Direct bearing thrust block

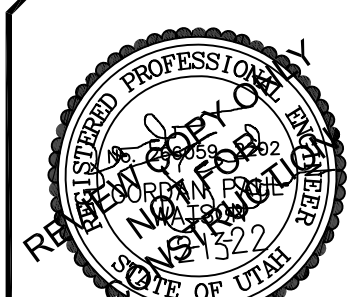
Plan No.
561

LONE TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION

CULINARY WATER DETAILS

PRINT DATE: 12-13-2022

EAGLE MTN
CITY



SHEET NO. D3

1. **UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23 A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
- B. Place material per APWA Section 31 23 23.
- C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. **BACKFILL:** Provide and place per APWA Section 31 23 23 on all sides of basin. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
3. **REINFORCEMENT:** ASTM A 615, grade 60, deformed steel. See APWA Section 03 20 00 requirements.
4. **CONCRETE:** Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
5. **PIPE LATERALS:** The drawing shows alternate connections to the catch basin. Refer to construction drawings for connection locations.
6. **LADDER RUNGS:** Provide plastic coated steel ladder rungs in boxes over 6 feet deep. Place bottom rung 6 inches above top of pipe.
7. **CURB FACE OPENING:** Make opening at least 4 inches high. Provide at least a 2 inch drop from the concrete gutter flow-line to the top of the grate at the curb face opening.

Plan No.
316

140

1. **UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 31 23 23.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. **BACKFILL:** Provide and place per APWA Section 31 23 23 on all sides of basin. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
3. **REINFORCEMENT:** ASTM A 615, grade 60, deformed steel.
4. **CONCRETE:** Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10 Cure per APWA Section 03 39 00.
5. **PIPE LATERALS:** The drawing shows alternate connections to the catch basin. Refer to construction drawings for connection locations.
6. **CURB FACE OPENING:** Make opening at least 4 inches high. Provide at least a 2 inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.



Plan No.
315
Drawing 1 of 2

July 2000

1. **BACKFILL:** Above the pipe zone.
 - A. Granular Fill. Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. Water jetting is NOT allowed in backfilling operation.
 - B. Flowable Fill. Provide and place controlled low strength material per APWA Section 31 05 15. Cure the fill before placing surface restorations.
2. **LANDSCAPED RESTORATION:** Provide landscaped surfaces with topsoil. Rake to match existing grade. Replace vegetation to match pre-construction conditions. See APWA Section 32 92 00 or APWA Section 32 93 13 requirements.
3. **PAVEMENT RESTORATION:** Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER.
4. **PEA GRAVEL:** Pea gravel is not allowed in any part of the trench.

Plan No
381

178

1. **UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 31 23 23.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. **BACKFILL:** Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
3. **CONCRETE:** Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
4. **STATIONING AND ELEVATIONS:**
 - A. Stations of manholes shown on the Drawings apply to the centerline of the shaft.
 - B. Elevations shown at the shaft's center refer to the prolonged (or extended) invert grade of the pipe.
 - C. Inlet pipe elevation applies to a point of intersection of the inlet pipe invert to the manhole wall.
5. **CONCRETE DECK OR REDUCING RISER:** When depth of manhole from pipe invert to finish grade exceeds 6'-7", use an ASTM C 478 reducing riser cone.
6. **DISTANCE "P":** "P" varies as per size of pipes, such that the horizontal inside diameter of the pipe intersects the inside face of the riser.
7. **JOINTS:** Place flexible gasket-type sealant in all manhole joints.
8. **BASE OF MANHOLE:** Pour in one continuous operation.
9. **FINISH:** Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.

Plan No.
341

August 2001

MANHOLE TYPE	DIMENSION
A	(X)=48" (Y)=30"
B	(X)=60" (Y)=44"
C	(X)=60" (Y)=30"

LONE TREE AT CIRCLE FIVE RANCH
PHASE F- PLAT 3 SUBDIVISION

STORM WATER DETAILS

PRINT DATE: 12-13-2022

EAGLE
MOUNTAIN
CITY



SHEET NO. D4

[illegible]

ORIG. DATE:	6-1-16
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	N/A



GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095

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paul@gatewayconsultingllc.com

paul@gatewayconsultingllc.com

**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

OPEN SPACE APPRAISAL

Property Value — Lone Tree Phase F Plat 3

Description	Size	Value Per Sq. Ft.	Total Value
Open Space Contribution	3,920 Sq. Ft.	\$0.92	\$3,606

Table of Comparable Properties

Description	Size	Value Per Sq. Ft.	Total Value
Listing 1835301	5 Acres	\$0.92	\$200,000 (List Price)
58:047:0010	260.14	\$1.25	\$14,145,200 (Tax Value)
58:048:0045	2.058 Acres	\$0.63	\$56,000 (Tax Value)
58:048:0378	108.427279 Acres	\$0.73	\$3,443,300 (Tax Value)
58:047:0017	40 Acres	\$1.09	\$1,903,100 (Tax Value)
Average		\$0.92	



ACTIVE

\$200,000

MLS# 1835301

Location: W 4000 ST, Eagle Mountain, 84005

Size: 5.0 Acres



PROPERTY VALUATION INFORMATION

Serial Number: 58:047:0010

Tax Year: 2022

Owner Names: CORP OF THE PRES BISHOP CHURCH OF JESUS CHRIST OF L D S

Property Address: EAGLE MOUNTAIN

Tax District: 038 - EAGLE MOUNTAIN

Acreage: 260.14

Property Classification: V - VACANT

Legal Description: COM SW COR SEC 24, T5S, R2W, SLM; N 31'58"E 2615.77 FT; S 88 DEG 37'09"E 2677.452 FT; S 45'19"W 2619.105 FT; N 88 DEG 32'41"W 1567.341 FT; N 31'58"E 1600 FT; N 88 DEG 32'41"W 500 FT; S 31'58"W 1600 FT; N 88 DEG 32'41"W 550 FT TO BEG. AREA 142.36 ACRES. ALSO: N1/2 OF SE1/4 & SW1/4 OF SE1/4 SEC 24, T5S, R2W, SLM. AREA 117.78 ACRES. TOTAL AREA 260.14 ACRES.

Property Types:	2021 Market Value	2022 Market Value
Vacant	\$9,755,300	\$14,145,200
Greenbelt Land Value	\$88,968	\$90,789
Total Property Market Value	\$9,755,300	\$14,145,200



PROPERTY VALUATION INFORMATION

Serial Number: 58:048:0045

Tax Year: 2022

Owner Names: EAGLE12 LLC

Property Address:

Tax District: 038 - EAGLE MOUNTAIN

Acreage: 2.058

Property Classification: V - VACANT

Legal Description: COM N 2368.95 FT & W 107.55 FT FR W 1/4 COR. SEC. 30, T5S, R1W, SLB&M.; S 22 DEG 5' 49" W 377.38 FT; S 69 DEG 57' 40" W 196.82 FT; N 20 DEG 2' 20" W 219.84 FT; N 59 DEG 59' 58" E 127.83 FT; ALONG A CURVE TO R (CHORD BEARS: N 11 DEG 30' 44" E 79.53 FT, RADIUS = 60 FT) ARC LENGTH = 86.94 FEET; N 73 DEG 9' 12" E 63.76 FT; N 76 DEG 49' 19" E 220.4 FT TO BEG. AREA 2.058 AC.

Property Types:	2021 Market Value	2022 Market Value
Vacant	\$38,600	\$56,000
Total Property Market Value	\$38,600	\$56,000



PROPERTY VALUATION INFORMATION

Serial Number: 58:047:0017 **Tax Year:** 2022
Owner Names: BELLE STREET INVESTMENTS LLC
Property Address:
Tax District: 038 - EAGLE MOUNTAIN
Acreage: 40
Property Classification: V - VACANT

Legal Description: SE1/4 OF SE1/4 OF SEC 24, T 5 S, R 2 W, SLM. AREA 40 ACRES.

Property Types:	2021 Market Value	2022 Market Value
Vacant	\$1,312,500	\$1,903,100
Total Property Market Value	\$1,312,500	\$1,903,100

PROPERTY VALUATION INFORMATION

Serial Number: 58:040:0378 **Tax Year:** 2022
Owner Names: EAGLE MOUNTAIN HOLDINGS
Property Address: 2434 E PONY EXPRESS PKWY - EAGLE MOUNTAIN
Tax District: 038 - EAGLE MOUNTAIN
Acreage: 108.427279
Property Classification: V - VACANT



Legal Description: COM AT NW COR. SEC. 30, T5S, R1W, SLB&M.; S 89 DEG 43' 21" E 1135.78 FT; S 1 DEG 49' 35" W 603.26 FT; S 36 DEG 2' 3" W 274.02 FT; ALONG A CURVE TO L (CHORD BEARS: S 67 DEG 13' 46" E 198.13 FT, RADIUS = 327.49 FT); N 9 DEG 33' 35" E 281.54 FT; N 73 DEG 10' 3" W 71.3 FT; N 1 DEG 49' 34" E 603.26 FT; S 43 DEG 14' 11" E 1606.92 FT; S 73 DEG 57' 59" W 529.76 FT; N 89 DEG 43' 22" W 270.96 FT; S 0 DEG 16' 36" W 373.65 FT; S 89 DEG 43' 24" E 221.24 FT; N 39 DEG 41' 18" E 126.85 FT; N 6 DEG 2' 6" W 277.33 FT; N 73 DEG 57' 59" E 529.5 FT; S 89 DEG 32' 16" E 327.97 FT; S 224.86 FT; S 50 DEG 7' 2" W 1062.37 FT; W 261.25 FT; S 70 DEG 19' 16" W 265.99 FT; S 83 DEG 32' 28" W 357.07 FT; S 6 DEG 27' 32" E 246.13 FT; ALONG A CURVE TO L (CHORD BEARS: S 64 DEG 46' 9" W 516.81 FT, RADIUS = 803.13 FT); N 55 DEG 15' 0" W 574.17 FT; N 4 DEG 14' 45" E 395.64 FT; N 7 DEG 9' 30" W 335.24 FT; N 26 DEG 58' 31" W 224.92 FT; N 9 DEG 43' 6" W 478.74 FT; N 20 DEG 2' 20" W 399.99 FT; N 22 DEG 5' 50" E 377.37 FT; N 20 DEG 2' 20" W 246.26 FT; S 89 DEG 15' 7" E 303.57 FT TO BEG. AREA 108.427 AC.

Property Types:	2021 Market Value	2022 Market Value
Vacant	\$2,528,400	\$3,443,300
Total Property Market Value	\$2,528,400	\$3,443,300



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 10, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: DEVELOPMENT CODE AMENDMENTS - TITLE 17 - RELIGIOUS OR CULTURAL MEETING HALLS

ITEM TYPE: Development Code Amendment

APPLICANT: Nate Walter, agent of Scott McLachlan

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Religious or Cultural Meeting Halls is defined in EMMC 17.10.030 as: *a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.*

A church wishes to locate in the Rush Creek plat (yet to be recorded) but the use is not compatible with the current Light Manufacturing/Distribution (LMD) zone. Religious uses in prohibited zones have been litigated across the nation with favorable rulings on behalf of the religious organization. While not a large demand in Utah, many churches use this type of zone as a start-up location due to lower lease cost which then provides the organization time to accrue funds to be at a financial level to build a permanent location or lease a larger site.

Staff discussed amending EMMC with the City Attorney and while a rezone is possible, it would still be adjacent to the LMD zone. Due to case law and protecting religious land uses, the option to permit in any zone is the preferred direction as it eliminates any potential

discrimination issue and any legal challenge.

EMMC currently permits *Religious or Cultural Meeting Halls* as a permitted use in any commercial zone, a special permitted use in residential zones and the public facilities zone, and conditional (permitted) use in an agriculture zone.

The proposed changes amount to permitting in the Light Manufacturing/Distribution zone, Medical/Educational Campus zone, Office Professional zone, and Public Facilities zone. In residential zones, the use changes from permitted with special standards to permitted. Agriculture zones would change from conditional to permitted. The subject use is permitted in commercial zones.

The proposed change also eliminates the standards of 17.75 (Standards for Special Uses) regarding Religious or Cultural Meeting Halls since the additional "special" standards are not unique and only state the use is to meet the parking, lighting, and landscaping applicable to any non-residential use. Unlike other uses with special standards found in 17.75, there are no “special” standards required of a Religious or Cultural Meeting Hall.

Several uses that may cause a large gathering of people are currently permitted in the LMD, MEC, and/or OP zones. These include *Vocational Schools* (LMD and MEC), *Assisted Living, Intermediate Care, Long Term Care, Memory Care* (MEC), *Public/Civic Buildings and Facilities City-Owned* (LMD, MEC, OP), *Sports Facilities* (MEC), *Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.* (LMD), *Child Day Care Center or Preschool* (LMD, MEC, OP), and *Reception/Conference/Meeting Center* (LMD, MEC, OP). Public and Charter schools, by virtue of state code, are permitted in any zone.

ITEMS FOR CONSIDERATION:

The Planning Commission shall determine if the proposed zone is compatible with the General Plan Future Land Use map.

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends approval to the City Council for the reasons set forth in the staff report and in the meeting along with any conditions of approval or changes added by the Planning Commission.

ATTACHMENTS:

[EMMC religious or cultural meeting hall uses](#)

17.20.030 Permitted Uses

The following land uses shall be permitted uses in the agriculture zone. Any use not specifically permitted in this chapter shall be prohibited.

A. Single-family detached dwellings.

B. Agricultural uses such as row crops, livestock boarding, grazing and associated cultivating and herding activities; provided, that such grazing and associated activities are not part of, nor conducted in conjunction with, any livestock feed yard, livestock sales yard, or any other confined feeding facilities or animal by-product business.

C. Public and private utility structures or facilities.

D. Public parks.

E. Religious or cultural meeting hall

17.20.050 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Limited processing of agricultural products.

~~B. Religious or cultural meeting hall.~~

~~B~~. Radio, microwave or other transmission towers.

~~D~~. Home businesses (as allowed by this title).

~~E~~. Accessory dwelling units (ADUs) in accordance with the standards contained in this title.

~~F~~. Commercial hunting areas as a temporary land use with no long-term vesting.

~~G~~. Stables.

~~H~~. Commercial riding arena.

~~I~~. Equestrian center.

~~J~~. Equine assisted therapy center.

17.25.030 Land Use Table

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Religious or Cultural Meeting Halls	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>

17.31.030 Allowed Uses

The following uses shall be allowed within the public facilities zone as permitted uses subject to this chapter:

- A. Cultural uses (theaters, museums, galleries, libraries, performing arts center, etc.).
- B. Public/civic building or facilities (city, county, state, or federally owned).
- C. Public safety facility (police, fire, ambulance).
- D. Public transportation facilities, including storage and stations.

E. Religious or cultural meeting hall

17.31.040 Special Uses

The following uses shall be allowed within the public facilities zone as special uses subject to Chapter 17.75 EMMC and this chapter:

- A. Communication facilities and towers.
- B. Parking garage.
- C. Reception/conference/meeting center.

~~D. Religious or cultural meeting halls.~~

~~ED.~~ Schools (public, private, and charter).

~~FE.~~ Utilities, public and private. [Ord. O-31-2020 § 2 (Exh. A)]

17.37.030 Land Use Table

LAND USE	ZONING DISTRICT		
	Light Manufacturing/Distribution (LMD)	Medical/Educational Campus (MEC)	Office Professional (OP)
CIVIC/INSTITUTIONAL			
<u>Religious or Cultural Meeting Halls</u>	<u>P</u>	<u>P</u>	<u>P</u>

Chapter 17.75 STANDARDS FOR SPECIAL USES

Sections:

Article III. Civic-Related Uses

~~17.75.051 Religious or cultural meeting halls.~~

Article III. Civic-Related Uses

~~17.75.051 Religious or cultural meeting halls.~~

~~Religious and cultural meeting halls may be permitted only where:~~

~~A. Parking. The development shall comply with Chapter 17.55 EMMC.~~

~~B. Outdoor Lighting. The development shall comply with Chapter 17.56 EMMC.~~

~~C. Landscaping. The development shall comply with Chapter 17.60 EMMC. [Ord. O-27-2020 § 2 (Exh. A)].~~



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 10, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: REZONE OF ~82 ACRES OF PARCEL 59:058:0004 FROM THE AGRICULTURE ZONE TO THE LIGHT MANUFACTURING/DISTRIBUTION ZONE

ITEM TYPE: Rezone

APPLICANT: Nate Walter, agent of Scott McLachlan

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud,

BACKGROUND:

The applicant requests the City amend the zoning map from Agriculture to Light Manufacturing/Distribution. The request encompasses approximately 82 acres and is located on the west side of Virtual Drive and just west of the Facebook campus.

The applicant has submitted a concept plan of the potential use as multiple 4-5 acres lots. EMMC 16.10.020 states that projects in excess of 50 acres requires master development approval. However, EMMC 16.10.050 does provide an option to waive the master development plan requirement.

Rezone and waiver standards are contained in the Items for Consideration section.

ITEMS FOR CONSIDERATION:

The extent of the applicant's request is to rezone to the LMD zone, waive the master development plan requirement, and then market to TBD users. A concept plan of the subdivision was reviewed by staff and this is included as an attachment to the staff report.

EMMC 17.90.060 Criteria for (rezone) approval

There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan. *The land use map identifies this property as Business Park/Light Industry. The requested zone of LMD is compatible with the Business Park/Light Industry land use.*

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility. *Five-acre lots proposed are compatible with adjacent uses of Facebook, agriculture, or vacant land.*

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity. *Public Works and Engineering do not identify any issues.*

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property. *Complies.*

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values. *Complies.*

The City Council may approve a request for waiver of either elements of the application or master development plan requirement if finding one or more of the following:

1. The project's concept plan review (pursuant to Chapter 16.15 EMMC) received feedback from the planning commission and/or city council in regards to reduced master development application requirements;
2. The project will not require modification or additions to existing conditions (zoning designation, land use designation, roadways);
3. The project involves limited development requirements for infrastructure; or

4. The strict application of this chapter would result in peculiar or exceptional difficulties, or exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

The applicant has submitted a request based on #3 and part of #4. Infrastructure is in place via Virtual Drive and the future installation of the north and south roads. Future access to all adjacent properties will be provided.

REQUIRED FINDINGS:

That the requested zone of Light Manufacturing/Distribution is compatible with the General Plan Land Use of Business Park/Light Industry.

RECOMMENDATION:

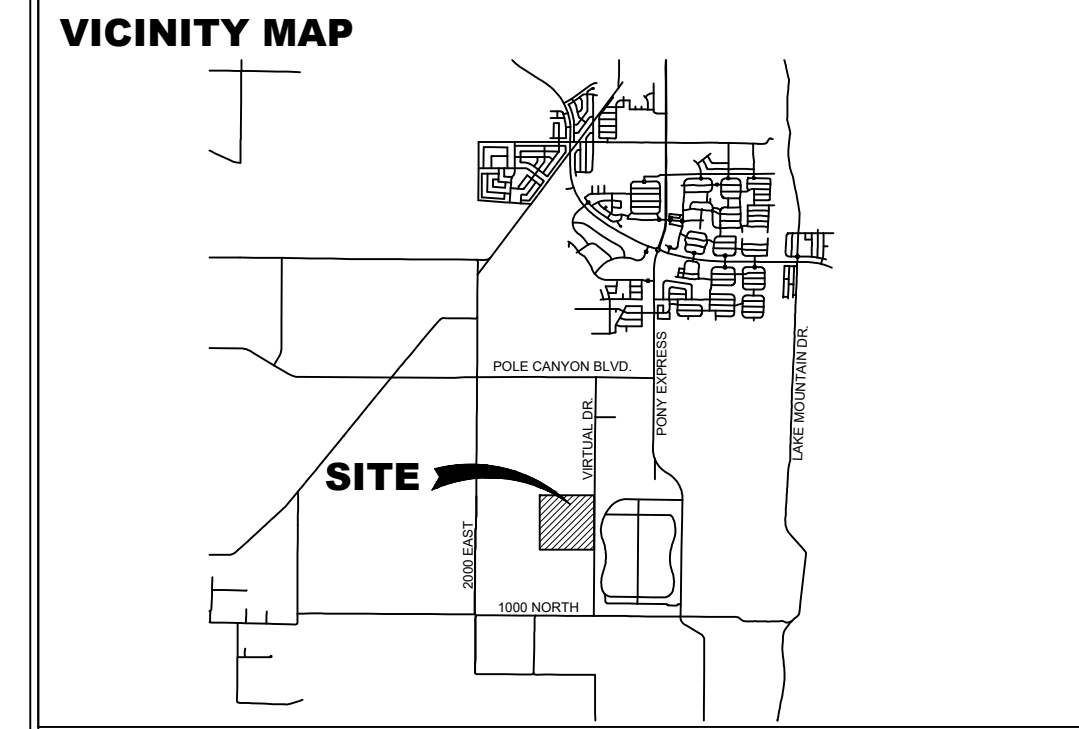
Staff recommends the Planning Commission motion to recommend approval of the requested rezone to the City Council based on the reasons set forth in this Staff report.

ATTACHMENTS:

[McLachlan rezone concept](#)

[MDP waiver request](#)

U:\0_LEI PROJECTS\2022\2022-0018 FEASIBILITY STUDY (160 AC) - EM\CAD\22-0018 MCLACHLAN COMMERCIAL WORKING.DWG 10/27/2022 1:11 PM

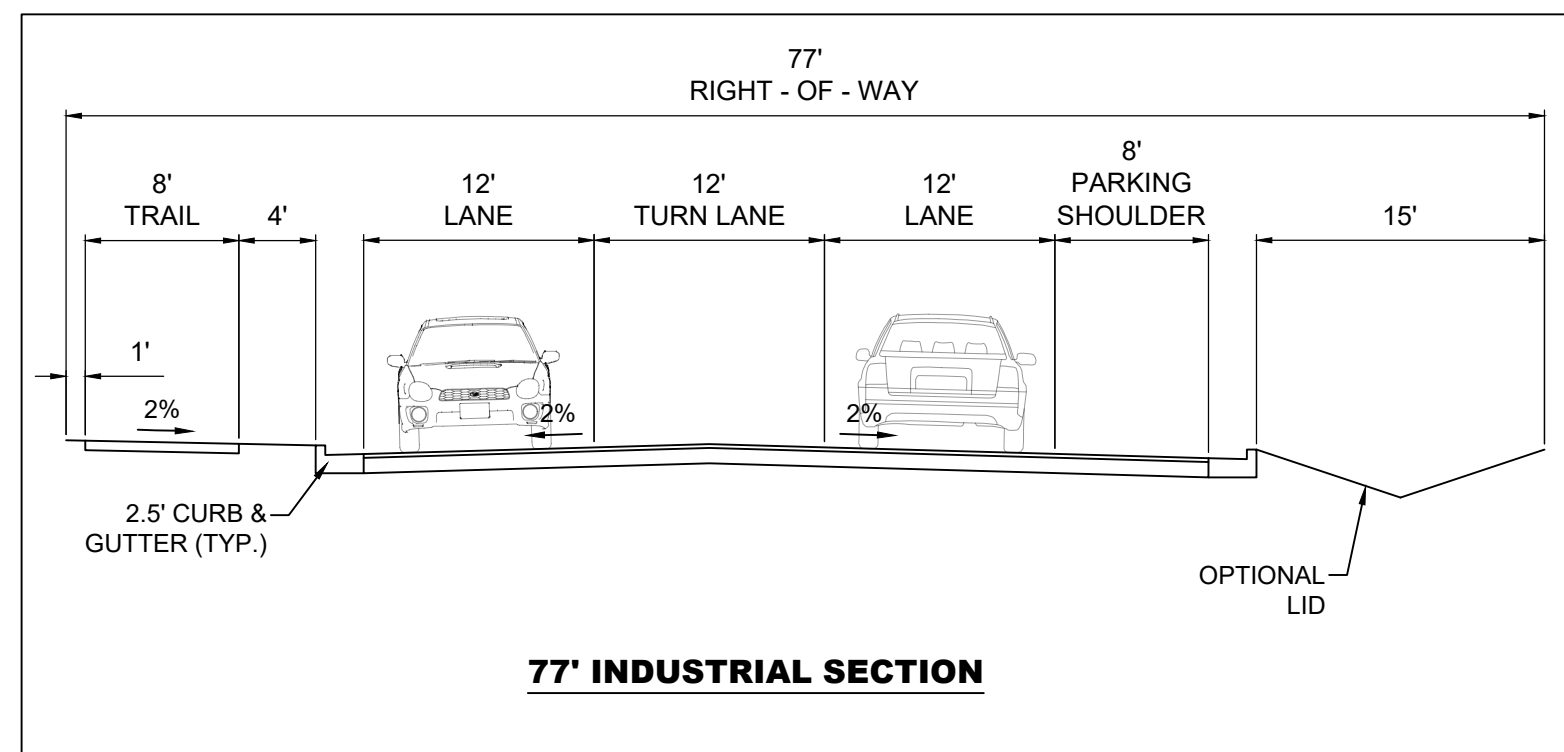
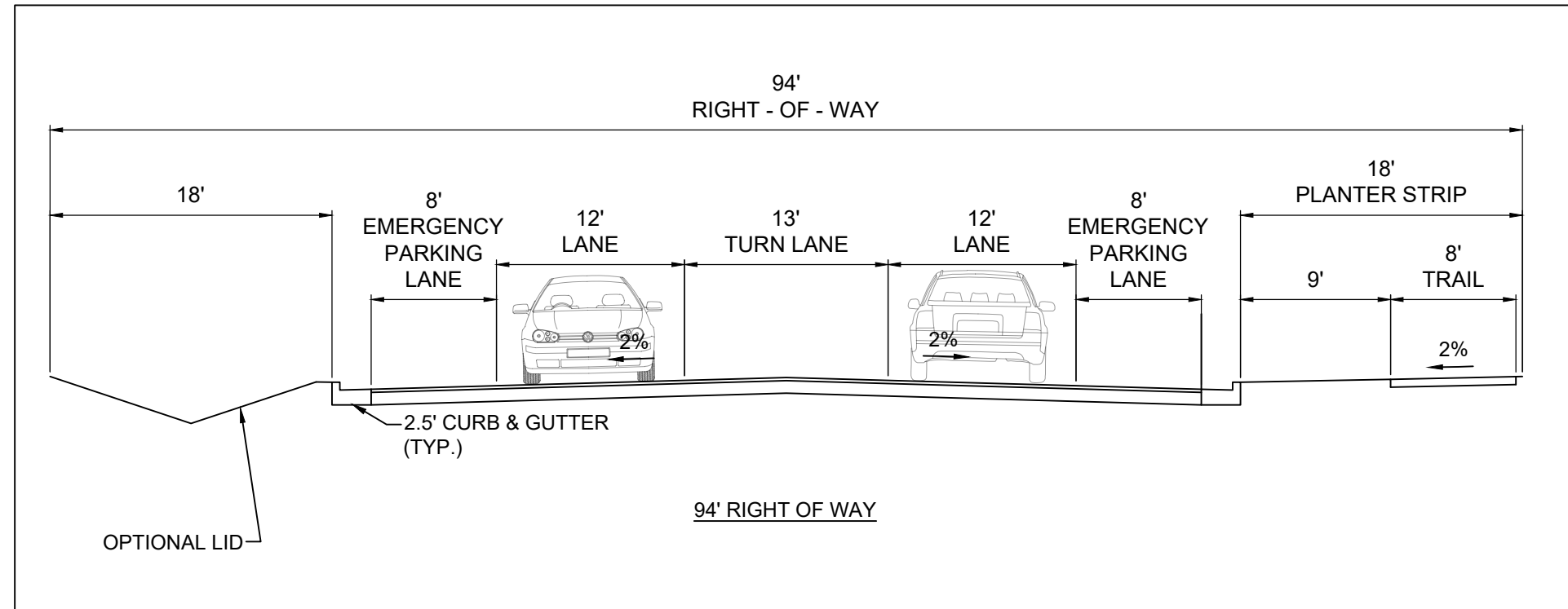


TABULATIONS

EXISTING ZONE:	AGRICULTURAL
PROPOSED ZONE:	INDUSTRIAL
OVERALL AREA	81.53 ACRES
# OF UNITS	14 LOTS

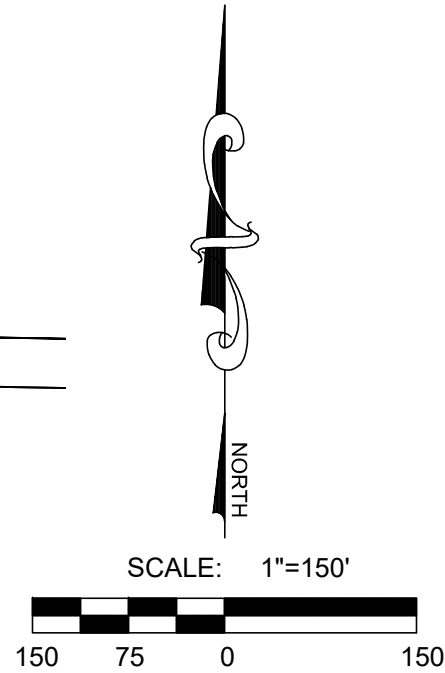
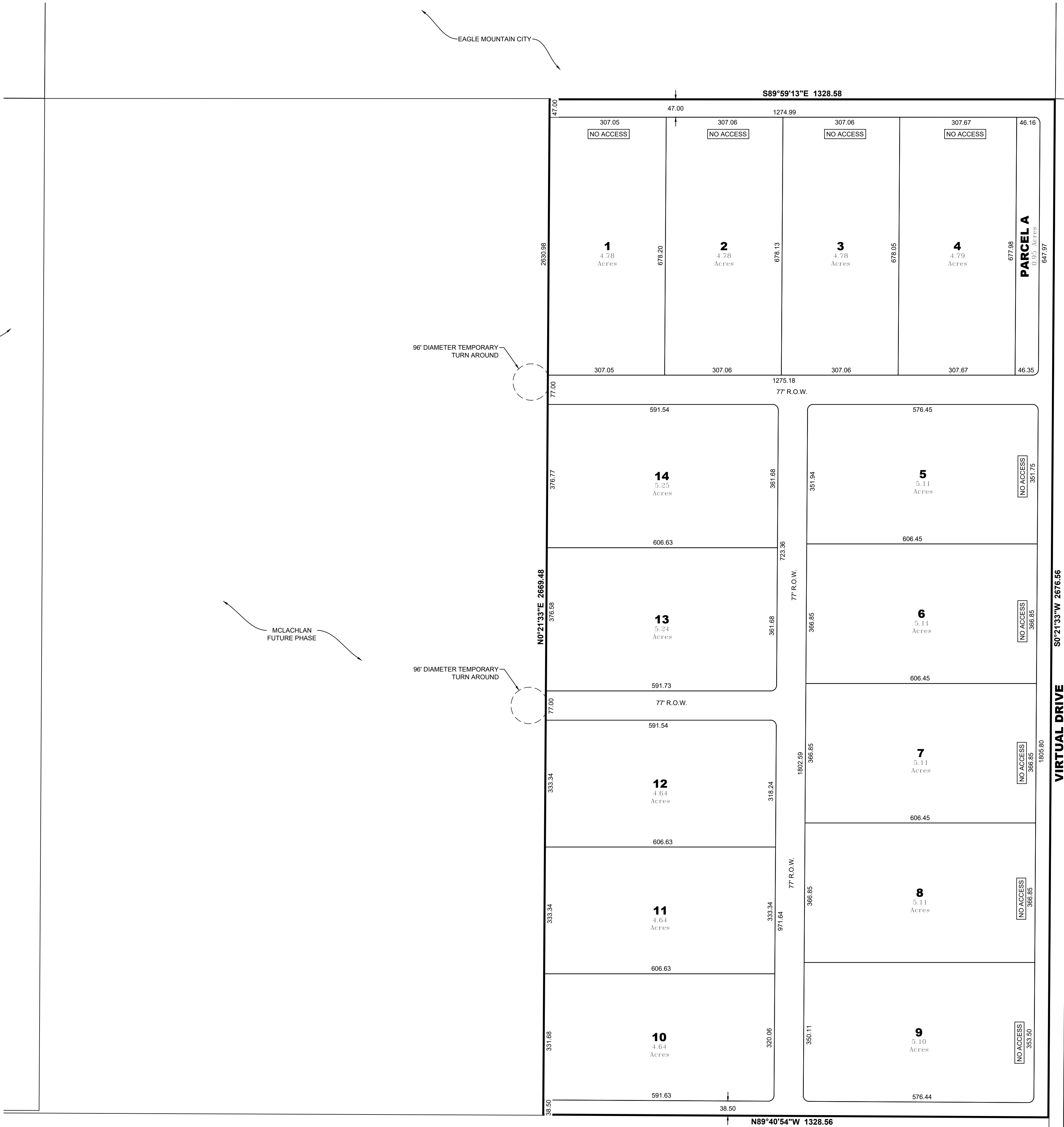
NOTE:

DEVELOPER REQUIRED TO INSTALL MINIMUM 6' PRIVACY FENCE PRIOR TO FINAL INSPECTION OF PROJECT. CITY COUNCIL SHALL BE AUTHORIZED TO SELECT COLOR AND MATERIAL OF FENCING. FENCING TO BE MAINTAINED BY PROPERTY OWNER.



MCLACHLAN BOUNDARY DESCRIPTION

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 28046:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, SAID PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED BY SURVEY AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°21'33"W ALONG THE SECTION LINE 2676.56 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE N89°40'54"W ALONG THE QUARTER SECTION LINE 1328.56 FEET; THENCE N00°21'33"E 2669.48 FEET TO THE NORTH LINE OF SAID SECTION 26; THENCE S89°59'13"E ALONG THE SECTION LINE 1328.58 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±81.53 ACRES
±3,551,265 SQ. FT.



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

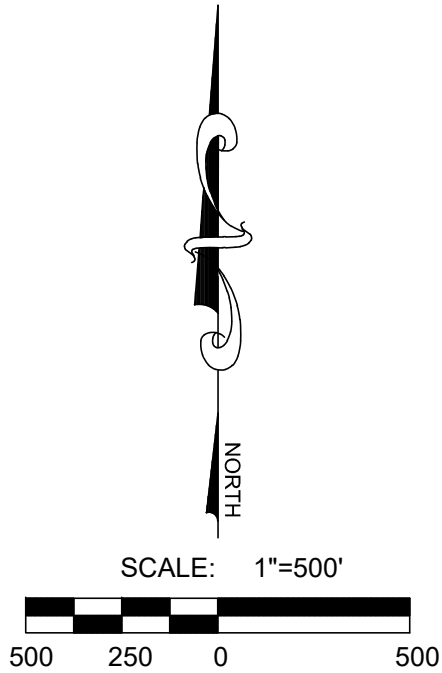
NOT FOR
CONSTRUCTION

SCOTT MCLACHLAN
EAGLE MOUNTAIN, UTAH
REZONE EXHIBIT

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:
2022-0018
DRAWN BY:
BAP
DESIGNED BY:
NKW
SCALE:
1"=150'
DATE:
10/27/2022

SHEET
1



NOT FOR
CONSTRUCTION

SCOTT MCLACHLAN
EAGLE MOUNTAIN, UTAH
EXISTING CONDITIONS

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2022-0018
DRAWN BY:
CJI
DESIGNED BY:
NKW
SCALE:
1"=500'
DATE:
11/01/2022

November 2, 2022

Steve Mumford
Community Development Director
2565 N. Pony Express Pkwy
Eagle Mountain, UT 84005

Re: Master Development Waiver for the McLachlan Industrial Subdivision.

Steve,

The purpose of this memo is to request a waiver from the master development requirements for the McLachlan Industrial Subdivision. The master development requirements appear to be more applicable to residential development. The following will address each of the items in more detail along with an explanation on why a waiver from these standards is requested.

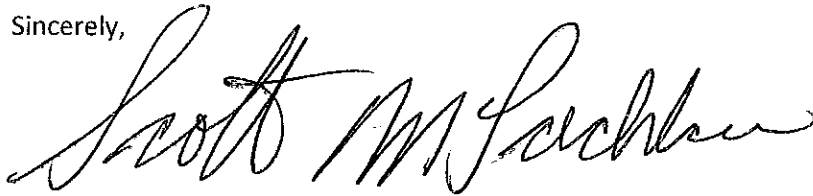
1. **Traffic Plan** – The McLachlan project will contain a total of 14-industrial lots averaging 4.9-acres in size. The master development requirements seem to be more pertinent to residential development where the traffic and trip generation is significantly greater due to higher densities within the same project footprint. Due to the proposed use of this development, the right-of-ways will be larger to accommodate the traffic circulation necessary for larger vehicles to access to commercial and industrial properties. The preparation of a traffic plan may not be applicable due to the minimal impact of the project to the area.
2. **Park, Open Space, and Trails Plan** – Due to the nature of the proposed uses, there are no anticipated parks or trails to be included in this project. This requirement of the master development plan is more applicable to residential areas with higher densities and a need for public recreation. There is one open space parcel that will be used for storm drain detention. The individual industrial lots will conform with City standards and provide the necessary landscaping requirements as per City Code.
3. **Grading, Drainage, and Erosion Plan** – Each of the items discussed within this section will be addressed during the subdivision and final plat approval process. The natural topography is generally flat and all drainage from roadways will be captured and conveyed to the proposed detention basin. Each of the proposed industrial lots will capture their own storm water with each lot having its own drainage and grading plan. A more detailed plan for the project is not warranted due to the minimal grading and topography on the site.
4. **Infrastructure Map** – Due to the minimal number of proposed lots, there is no need to increase utility sizing beyond the City standard minimum for sanitary sewer, drinking and secondary water. Studying this in further detail is not necessary as typically required within a residential master development plan.

5. **Proposed Land Use and Zoning Map** – This development will only consist of industrial zoning and will not have additional land uses like open space, parks, or trails. The layout of the McLachlan project is simple enough to not require a land use and zoning map.
6. **Environmental Impact Report** – The proposed site is located in an existing agricultural area of Eagle Mountain with minimal development in the area. The proposed industrial land uses are similar to those adjacent to the project and will have little to no impact on the surrounding environment.

The Master Development requirements request details that are not applicable to an industrial subdivision of 14-lots. For the reasons provided within this memo, a waiver for the McLachlan Industrial Subdivision is requested from the master development requirements of Eagle Mountain City.

We appreciate your comments and recommendations. Let us know if there are any further comments or concerns.

Sincerely,

A handwritten signature in black ink, reading "Scott McLachlan". The signature is fluid and cursive, with the first name "Scott" being more prominent and the last name "McLachlan" following in a similar style.

Scott McLachlan