



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 8th 2019 6:00 p.m.

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

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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Action and Advisory Items
 - A. Arctic Circle, Site Plan, Public Hearing; Action Item:
A site plan for an Arctic Circle restaurant located on approximately .71 acres in the City Center Commercial project.
 - B. Cold Springs, Amended Site Plan, Public Hearing; Action Item:
The Cold Springs HOA is proposing an amendment to their approved site plan, removing two parking stalls and replacing them with a dumpster enclosure.
 - C. Arrival, Amended Preliminary Plat, Public Hearing; Action Item:
The applicant is proposing an amendment to the approved Arrival Preliminary Plat, reducing the size of the park, increasing a lot size, and creating 1 new lot.
 - D. SilverLake Clubhouse and Pool, Public Hearing; Action Item:
A site plan for a clubhouse and pool to serve the multifamily developments in SilverLake south of the wash, located west of SilverLake Parkway and south of Golden Eagle Road
 - E. Overland Phase C, Preliminary Plat, Public Hearing; Action Items:
A 190 single family preliminary plat located on 46.15 acres of property within Overland Village 1 of the Overland MDP.
 - F. Pole Canyon Mass Grading, Rezone to include Extractive Industries Overlay Zone, Public Hearing; Action Item: An applicant proposal to add the Extractive Industries Overlay Zone to their property which would allow them to extract earth products and/or produce asphalt/concrete
4. Next scheduled meeting: January 22nd 2019
5. Adjournment



EAGLE MOUNTAIN CITY
Planning Commission Staff Report
JANUARY 8, 2019

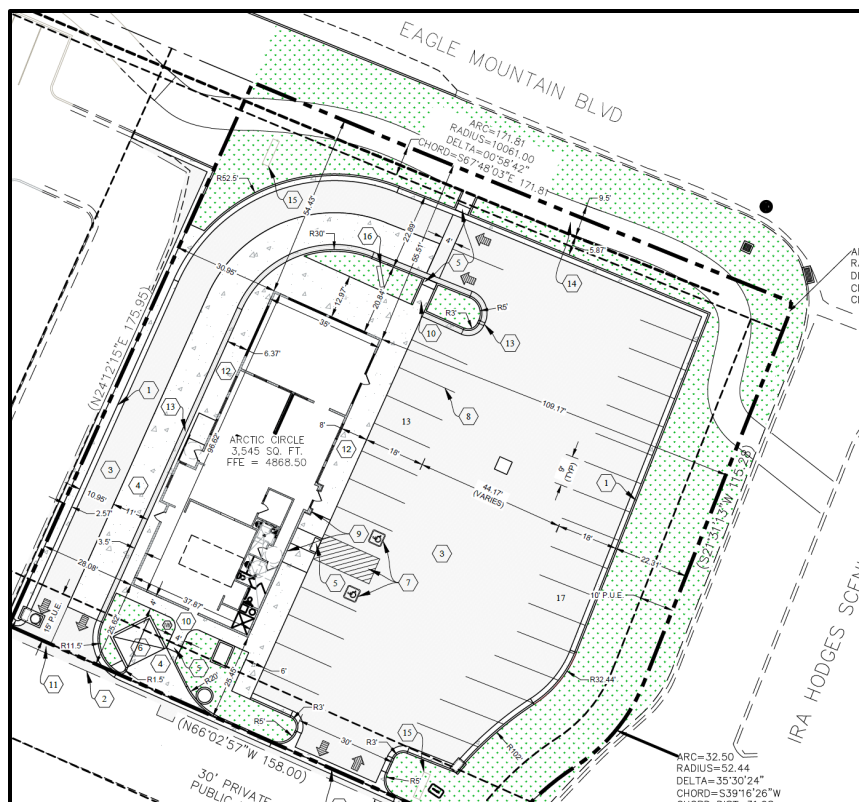
Project: Arctic Circle
Applicant: Joey Totorica
Request: Site Plan
Type of Action: Recommendation to City Council

Preface

This application is for a Site Plan located in the City Center Commercial Development – approximately .71 ac in size. The last approval in the City Center Commercial development created lots 3, 4 and 5 of Phase A Plat 4 and was approved on January 17, 2017. This proposed project is on a portion of lot 3 and is for an Arctic Circle fast food facility. The applicant will be required to submit and get approval for a final plat that will create the lot for this site. With the final plat there are no changes to any infrastructure it will just add a lot line on the south portion of this proposed lot to create a legal lot.

Buildings & Commercial Design Standards

The building square footage is approximately 3,545 sq. ft. Building elevations and renderings have been submitted for the Arctic Circle and are included in the packet. The building design complies with nearly all of the City's Commercial Design Standards. The proposal does use different and acceptable materials. The proposed building is in line and consistent with the currently constructed buildings in this development. EMMC 17.72.040–F2 states:

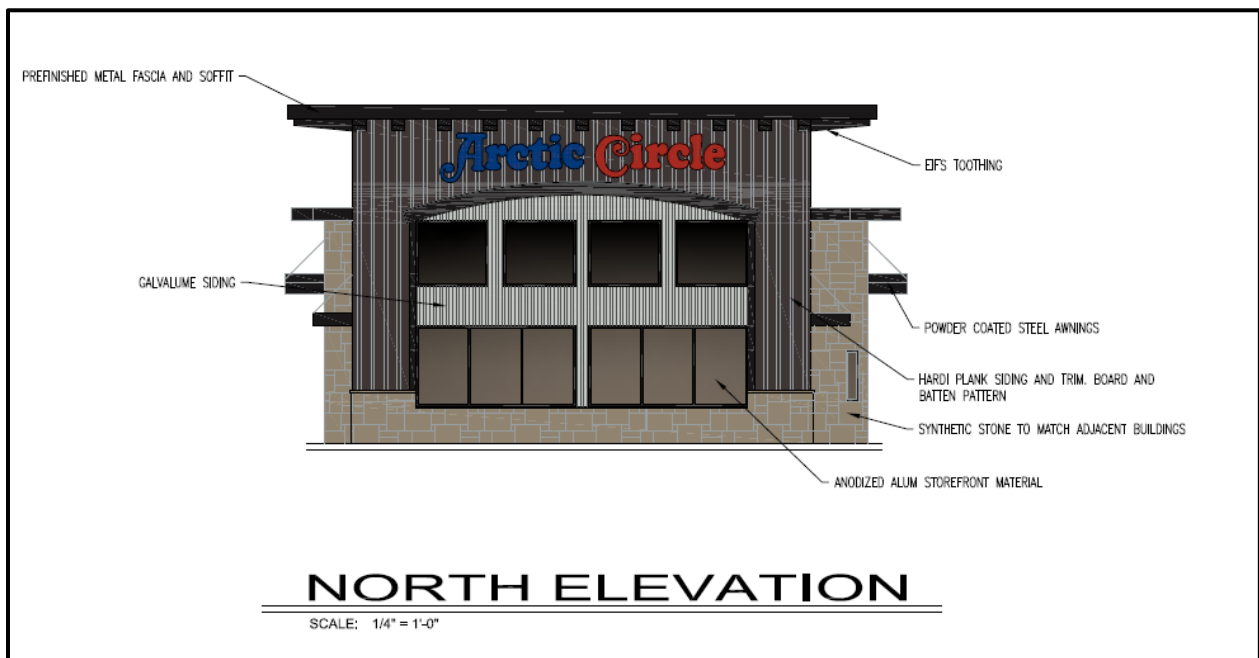
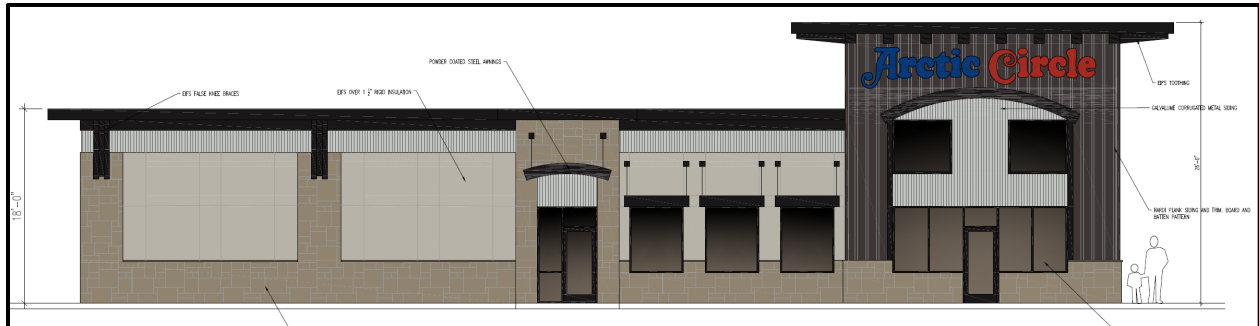


2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.

EMMC 17.72.040-2G for building colors states:

G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.

It is up to the Planning Commission and the City Council to determine if the materials and brand colors of the Arctic Circle are similar to the neighboring structures in the development.



Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking

The project with a parking island on the east side of the lot is providing 23 total stalls with two ADA stalls. The project without a parking island on the east side of the lot is providing 24 total stalls with two ADA stalls. The applicant is requesting that they are not required to install the parking island.

Landscaping

The applicants have designed the site according to City standards. The landscape plan exceeds the number of required trees and turf. The Arctic Circle applicants will be responsible for the landscaping on the Arctic Circle site. All plants and trees are drought tolerant.

Lighting

A lighting plan has been submitted and complies with the City's dark sky ordinance. Lights must be shielded downward and the light source may not be visible from surrounding properties.

Signs

Any proposed signs will require a sign permit(s) prior to any construction. The applicant will need to comply with the sign design requirements in the City code.

Recommendation

Staff recommends that the Planning Commission recommend to the City Council that the Arctic Circle site plan be approved with any conditions that the Planning Commission feels are appropriate.

Recommended Motions

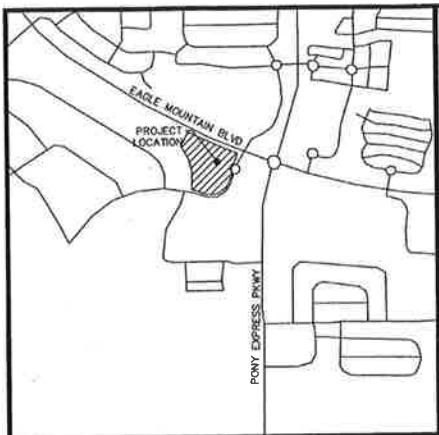
The recommended motions are provided for the benefit of the Planning Commission and may be read or referenced when making a motion. The Planning Commission has the option to recommend approval, recommend approving with conditions, table, or recommend denial of the application, and should make one of the following motions:

I move that the Planning Commission recommend approval of the Arctic Circle site plan to the City Council with the following conditions:

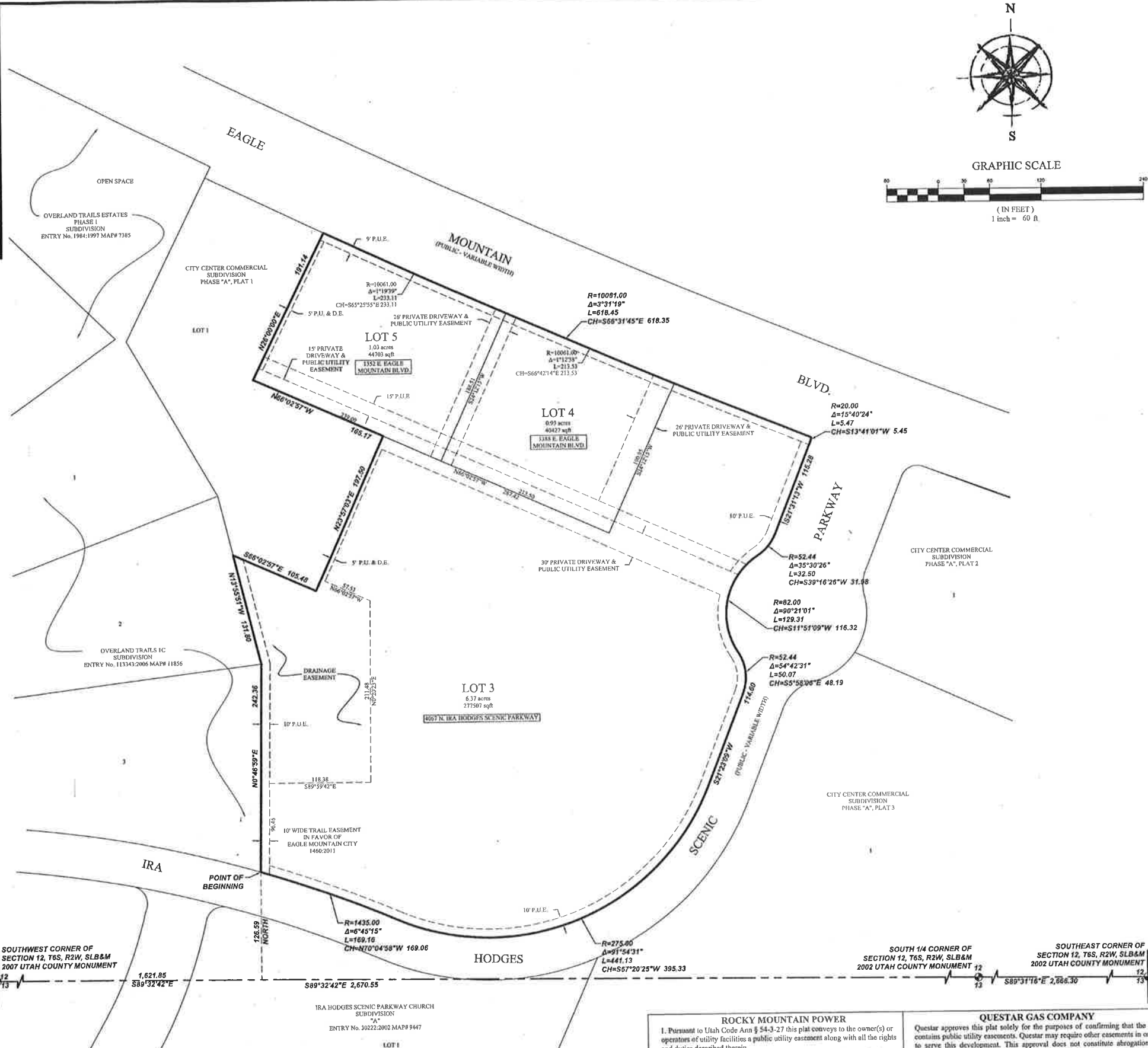
- 1. Any conditions that the Planning Commission deems appropriate.*

Attachments

Overall Site Plan
City Center Commercial Ph. A Plat 4
Building Elevations & Renderings
Landscape Plan



VICINITY MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATE
I, BRAD A. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4938735 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME BEAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
Date: 5/24/17
Brad A. Llewellyn
Professional Land Surveyor
Certificate No. 4938735

BOUNDARY DESCRIPTION
All of Lot 2, Phase "A", Plat 1, CITY CENTER COMMERCIAL Subdivision located in a portion of the SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the southeast corner of Lot 3, OVERLAND TRAILS 1C Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located S89°32'42"E along the Section line 1,621.85 feet and North 126.59 feet from the Southwest Corner of Section 12, T6S, R2W, S.L.B. & M.; thence N0°47'59"E along said plat 242.36 feet; thence N13°55'51"W 131.80 feet; thence S66°02'57"E 105.48 feet; thence N23°57'03"E 197.50 feet; thence N66°02'57"W 165.17 feet; thence N26°00'00"E 191.14 feet to the southerly of Eagle Mountain Blvd as described and dedicated as part of Phase "A", Plat 1, CITY CENTER COMMERCIAL Subdivision; thence Southeast along the arc of a 10,061.00 foot radius non-tangent curve to the left (radius bears: N25°13'57"E) 618.45 feet through a central angle of 3°31'19" (chord: S66°31'45"E 618.35 feet); thence Southwesterly along the arc of a 20.00 foot radius non-tangent curve to the right 5.47 feet through a central angle of 15°40'24" (chord: S13°41'01"W 5.45 feet) to the northerly line of Ira Hodges Scenic Drive; thence along said roadway the following 7 (seven) courses and distances: S21°31'13"W 115.28 feet; thence along the arc of a 52.44 foot radius curve to the right 32.50 feet through a central angle of 35°30'26" (chord: S39°16'26"W 31.98 feet); thence along the arc of a 82.00 foot radius curve to the left 129.31 feet through a central angle of 90°21'01" (chord: S11°51'09"W 116.32 feet) to a point of reverse curvature; thence along the arc of a 52.44 foot radius curve to the right 50.07 feet through a central angle of 54°42'31" (chord: S5°58'06"E 48.19 feet); thence S21°23'09"W 114.60 feet; thence along the arc of a 275.00 foot radius curve to the right 441.13 feet through a central angle of 91°54'31" (chord: S67°20'25"W 395.33 feet) to a point of reverse curvature; thence along the arc of a 1,435.00 foot radius curve to the left 169.16 feet through a central angle of 6°45'15" (chord: N70°04'58"W 169.06 feet) to the point of beginning.
Contains: 8.32+/- acres

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.
OWNER(S):
PRINTED NAME OF OWNER: Heaven Development Group, LLC
AUTHORIZED SIGNATURE(S): [Signature]
TITLE: Owner
DATE: 6/12/17

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF Utah
ON THE 14 DAY OF June A.D. 20 17, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Tiffany N. Miller, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Managing Member OF Heaven Development Group, LLC, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 1/17/2020
NOTARY PUBLIC
RESIDING IN Utah COUNTY
MY COMMISSION No. 686717
Franklin B. Kores
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF Utah
ON THE 13 DAY OF July A.D. 20 17, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Franklin B. Kores, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Managing Member OF Heaven Development Group, LLC, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 1/17/2020
NOTARY PUBLIC
RESIDING IN Utah COUNTY
MY COMMISSION No. 686717
Franklin B. Kores
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14 DAY OF June, 20 17.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): [Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

PHASE "A", PLAT 4
CITY CENTER COMMERCIAL
(THE VACATION OF LOT 2, CITY CENTER COMMERCIAL PHASE "A", PLAT 1)
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=60'
SURVEYOR'S SEAL: [Signature]
NOTARY PUBLIC SEAL: [Signature]
CITY-ENGINEER SEAL: [Signature]
COUNTY RECORDER SEAL: [Signature]

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075

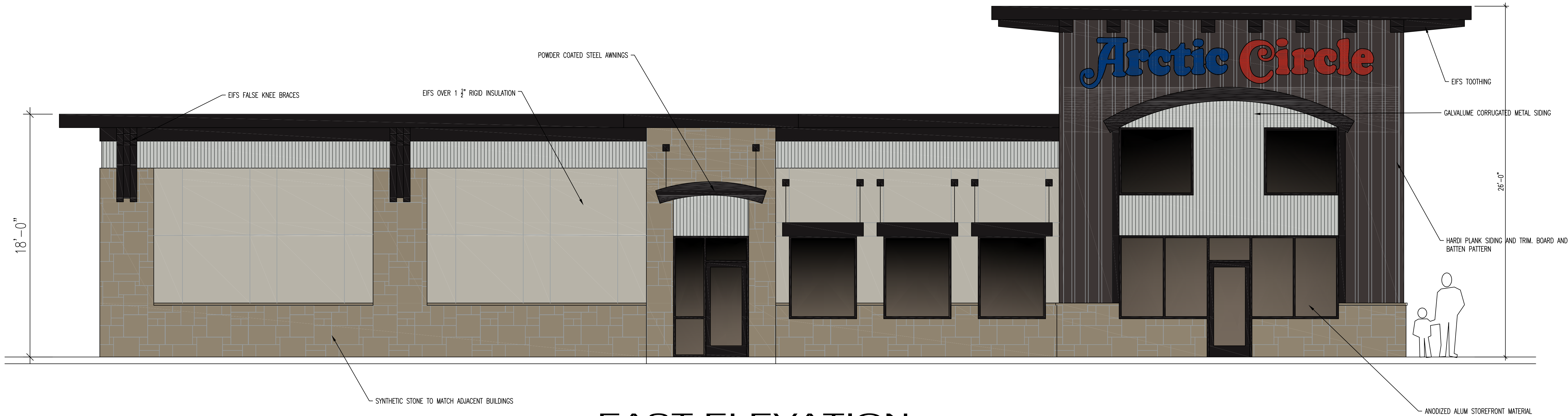
NOTES:
AS REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
SITE TABULATIONS
• TOTAL # OF LOTS: 3 LOTS
• TOTAL ACRES: 8.32 ACRES
• TOTAL ACRES IN LOTS: 8.32 ACRES
• TOTAL OPEN SPACE: 0.00 ACRES
• TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
• AVERAGE LOT SIZE: 2.77 ACRES OR 120,951 SQFT.
• LARGEST LOT SIZE: 6.37 ACRES
• SMALLEST LOT SIZE: 0.93 ACRES
• OVERALL DENSITY: 0.36 UNITS/ACRE

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
[Signature] 6-5-17
DATE: 6/5/17

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law.
[Signature] 6/5/17
DATE: 6/5/17

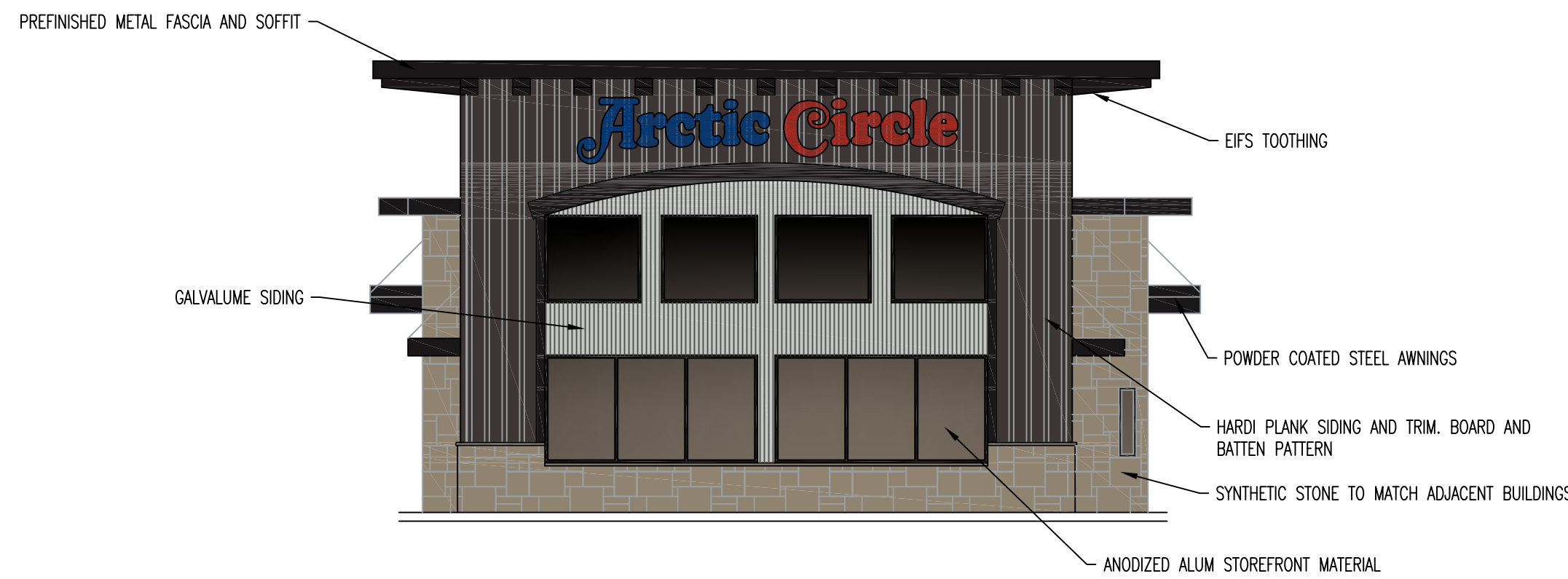
QUESTAR GAS COMPANY
Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.
Approved this 5 day of June, 20 17, Questar Gas Company
By: [Signature]
Title: Per-Cons

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): [Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]



EAST ELEVATION

SCALE: 1/4" = 1'-0"



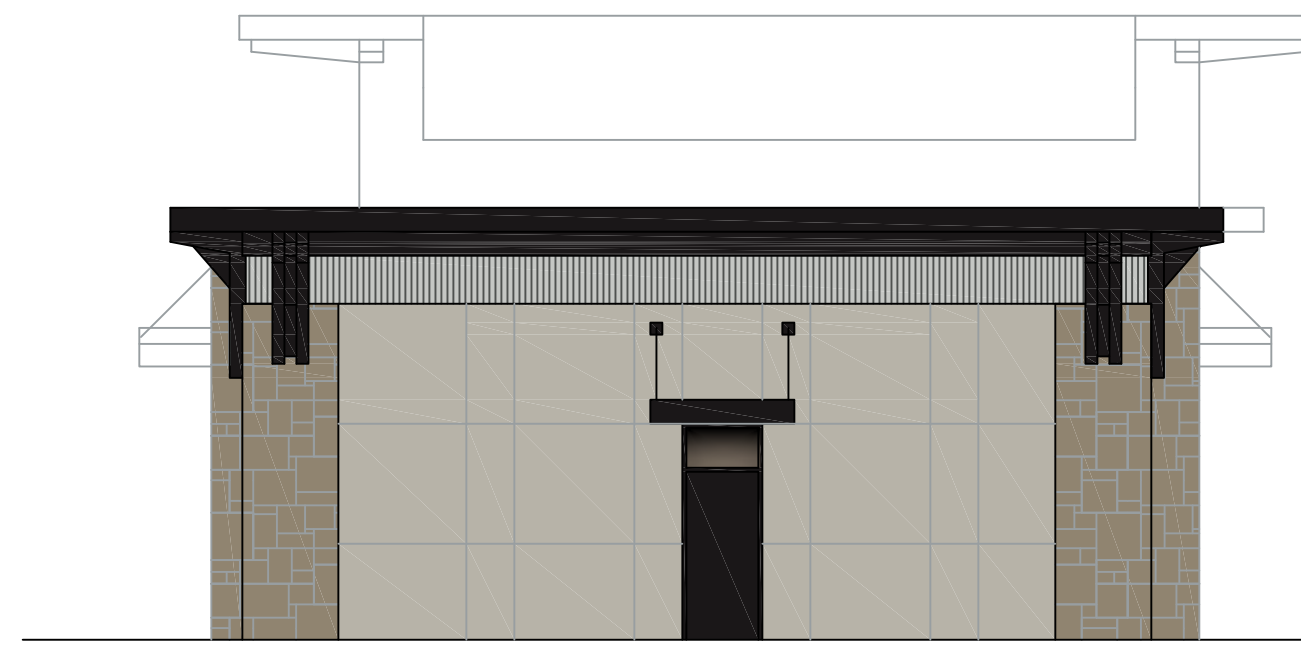
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-2-31 ET. SEQ. AND OTHER LAWS.

VDC

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)-484-2046

NEW RESTAURANT BUILDING FOR:

ARCTIC CIRCLE RESTAURANT

EAGLE MOUNTAIN, UTAH

FLOOR PLAN

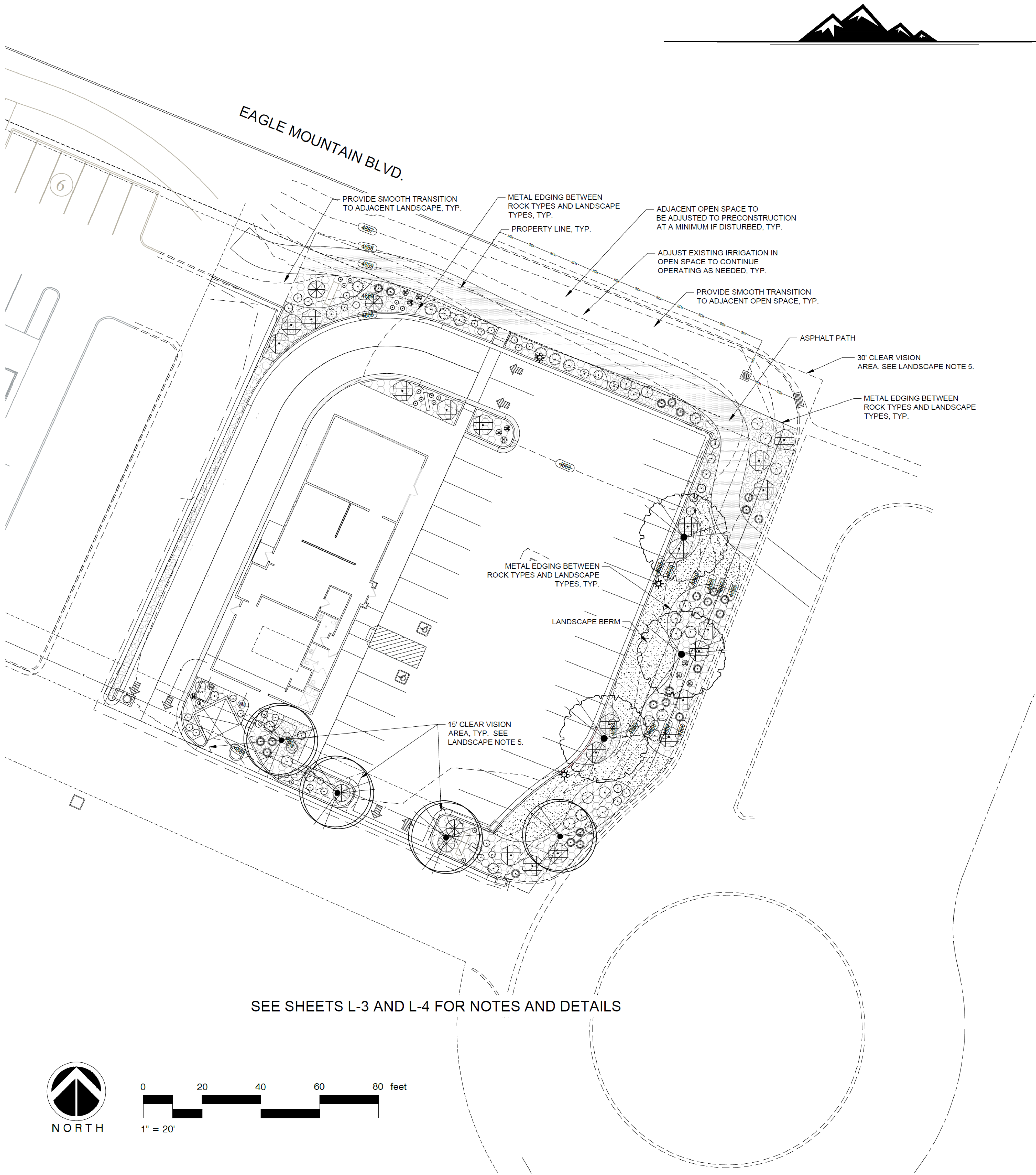
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DATE:	XX-XXX
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	
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DATE	REVISION

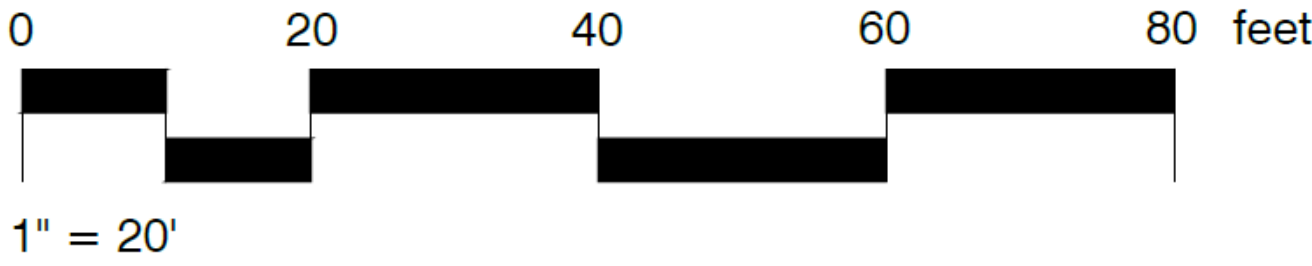
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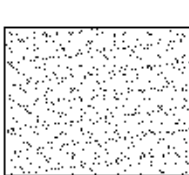
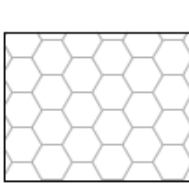
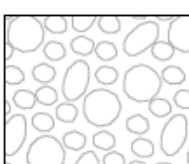
ARCHITECTURAL 1 of 1



SEE SHEETS L-3 AND L-4 FOR NOTES AND DETAILS



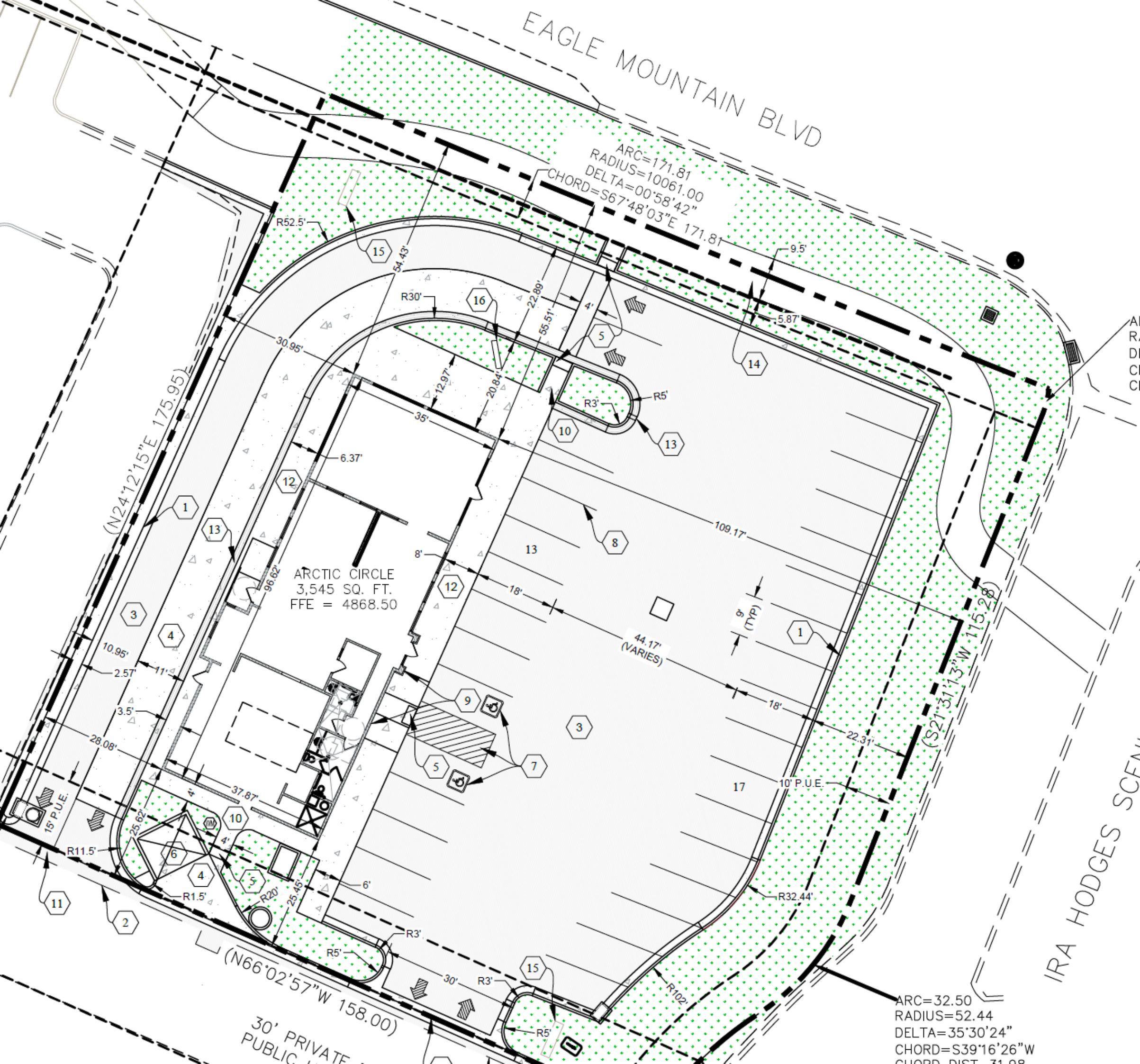
PLANT SCHEDULE

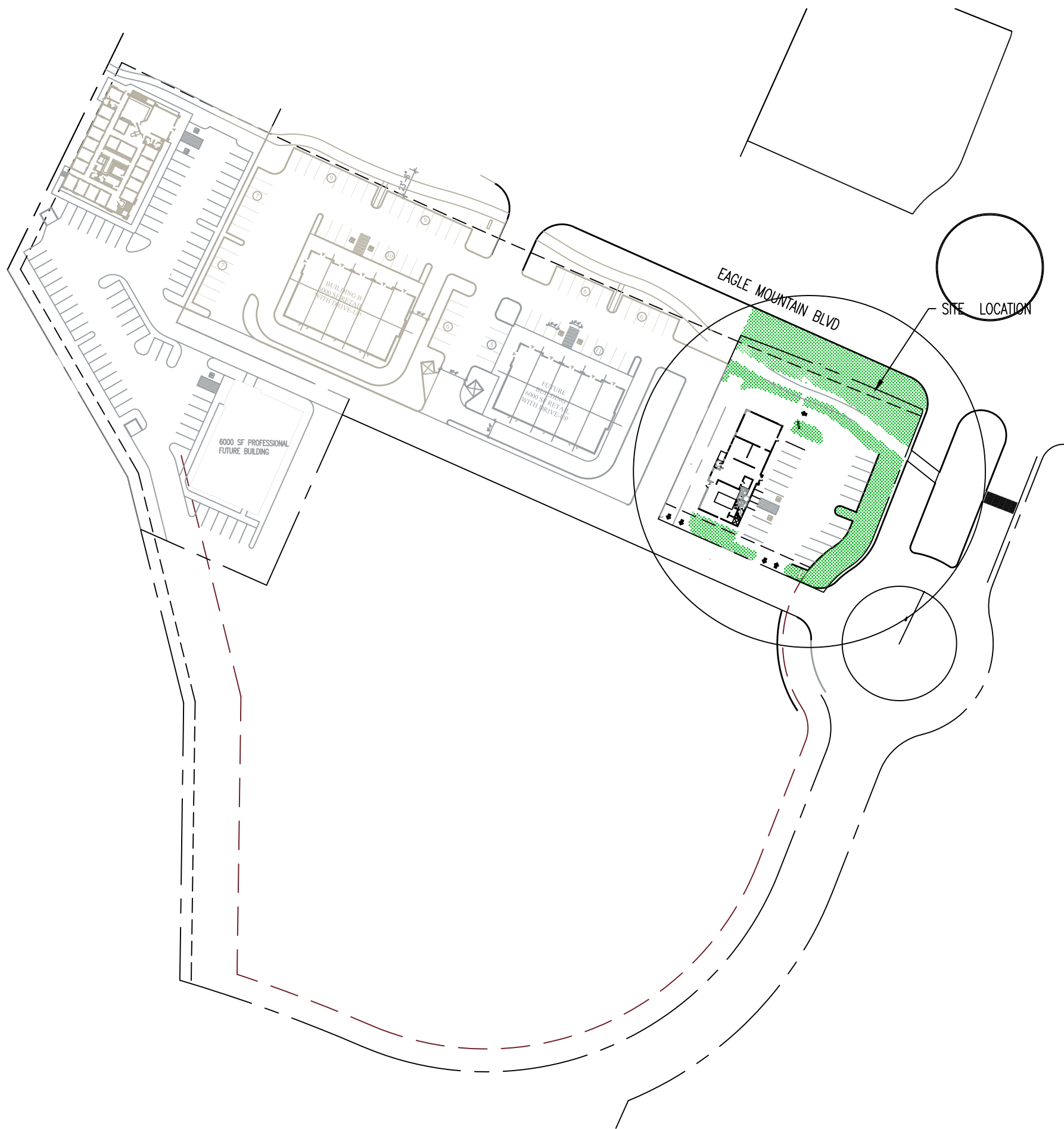
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY		
 	ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE 35' TALL BY 25' WIDE AT MATURITY	1.5" CAL.	POT	4		
	FRAXINUS PENNSYLVANICA 'CIMMARON' / CIMMARON ASH 60' TALL X 30' WIDE AT MATURITY	1.5" CAL.	POT	3		
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY		
       	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY 2' TALL X 2.5' WIDE AT MATURITY	1 GAL		23		
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER 6'-8" TALL X 6' WIDE AT MATURITY	1 GAL		5		
	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET 4' TALL X 4' WIDE AT MATURITY.	1 GAL		13		
	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE 1'-2' TALL X 3'-4' WIDE AT MATURITY	1 GAL		8		
	POTENTILLA FRUTICOSA 'GOLD DROP' / GOLD DROP POTENTILLA 3' TALL X 3' WIDE AT MATURITY	1 GAL		10		
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC 2'-2.5' TALL X 6'-8' WIDE AT MATURITY	1 GAL		20		
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA 2'-3' TALL X 3' -4' WIDE AT MATURITY	1 GAL		15		
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY		
 	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY 15" TALL X 1.5'-2' WIDE AT MATURITY	1 GAL		11		
	SALVIA X SYLVESTRIS 'MAY NIGHT' / SAGE 18"-24" TALL & WIDE AT MATURITY	1 GAL		17		
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	QTY		
 	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS 5' TALL X 3' WIDE AT MATURITY	1 GAL		8		
	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS 2'-2.5' TALL X 2'-3' WIDE AT MATURITY	1 GAL		25		
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	
  	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			1,800 SF	
	1" - 2" SOUTHTOWN ROCK MULCH AT 3" DEPTH W/ WEED BARRIER BENEATH					3,305 SF
	1" - 2" APACHE GOLD ROCK MULCH AT 3" DEPTH W/ WEED BARRIER BENEATH					2,170 SF

LANDSCAPE NOTES:

1. SITE AREA = 30,904 SF
2. LANDSCAPE AREA PROVIDED = 7,313 SF (23.6% OF SITE)
3. TURF= 1,800 SF (24.6% OF LANDSCAPE)
4. ESTIMATED COST OF LANDSCAPE IMPROVEMENTS = \$30,000
5. CLEAR LINES OF SIGHT SHALL BE PROVIDED AT INTERSECTIONS BY DELINEATING TRIANGULAR AREAS ADJACENT TO ALL INTERSECTIONS, WITHIN WHICH NO PARKING, BUILDING, STRUCTURE, BERMING, OR LANDSCAPING OVER THREE FEET IN HEIGHT ABOVE THE STREET SHALL BE PERMITTED. SINGLE-TRUNK TREES MAY BE PLANTED WITHIN SUCH AREAS, BUT ONLY WHERE THE TREE WILL BE PRUNED TO ELIMINATE ALL BRANCHES AND FOLIAGE BELOW EIGHT FEET.
6. 50% OF THE LANDSCAPED AREA (7,313 SF/2 = 3,657 SF) IS REQUIRED TO BE COVERED WITH LIVE VEGETATION.
7. LIVE VEGETATION COVERAGE PROVIDED = 1,869 SF IN PLANTINGS + 1,800 SF IN LAWN = 3,669 SF (50.17%)

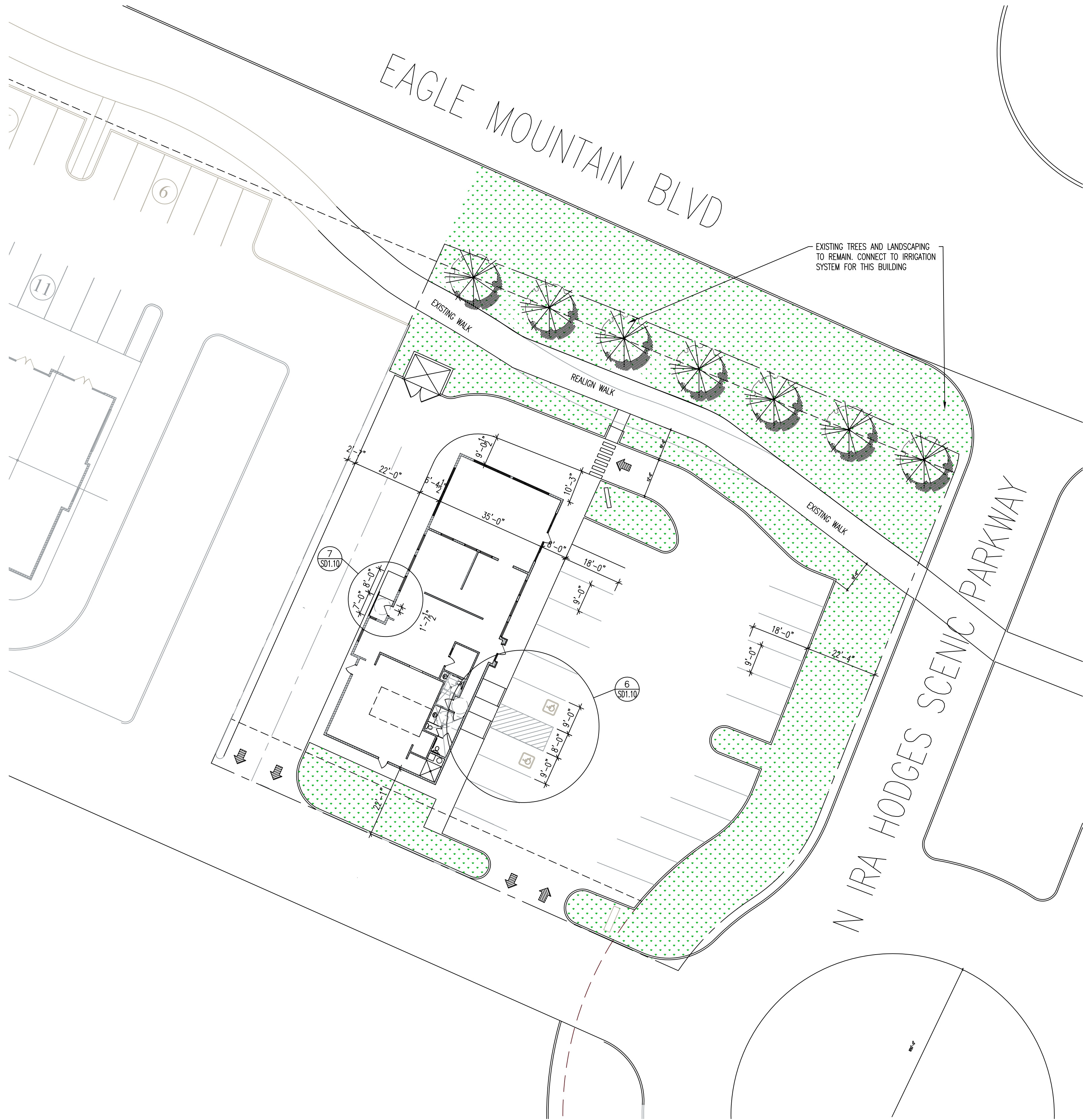
CITY REVIEW SET - NOT FOR CONSTRUCTION





OVERALL SITE PLAN

SCALE: 1" = 100'-0"



SITE PLAN

SCALE: 1" = 100'-0"



ARCH. PROJECT NO:	18-113
DATE:	11/30/18
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

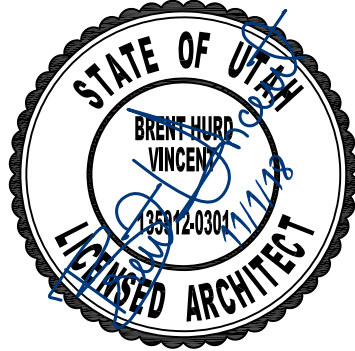
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DATE	REVISION

SHEET TITLE
SD-1.00
ARCHITECTURAL 1 of 1

NEW RESTAURANT BUILDING FOR:
ARCTIC CIRCLE RESTAURANT

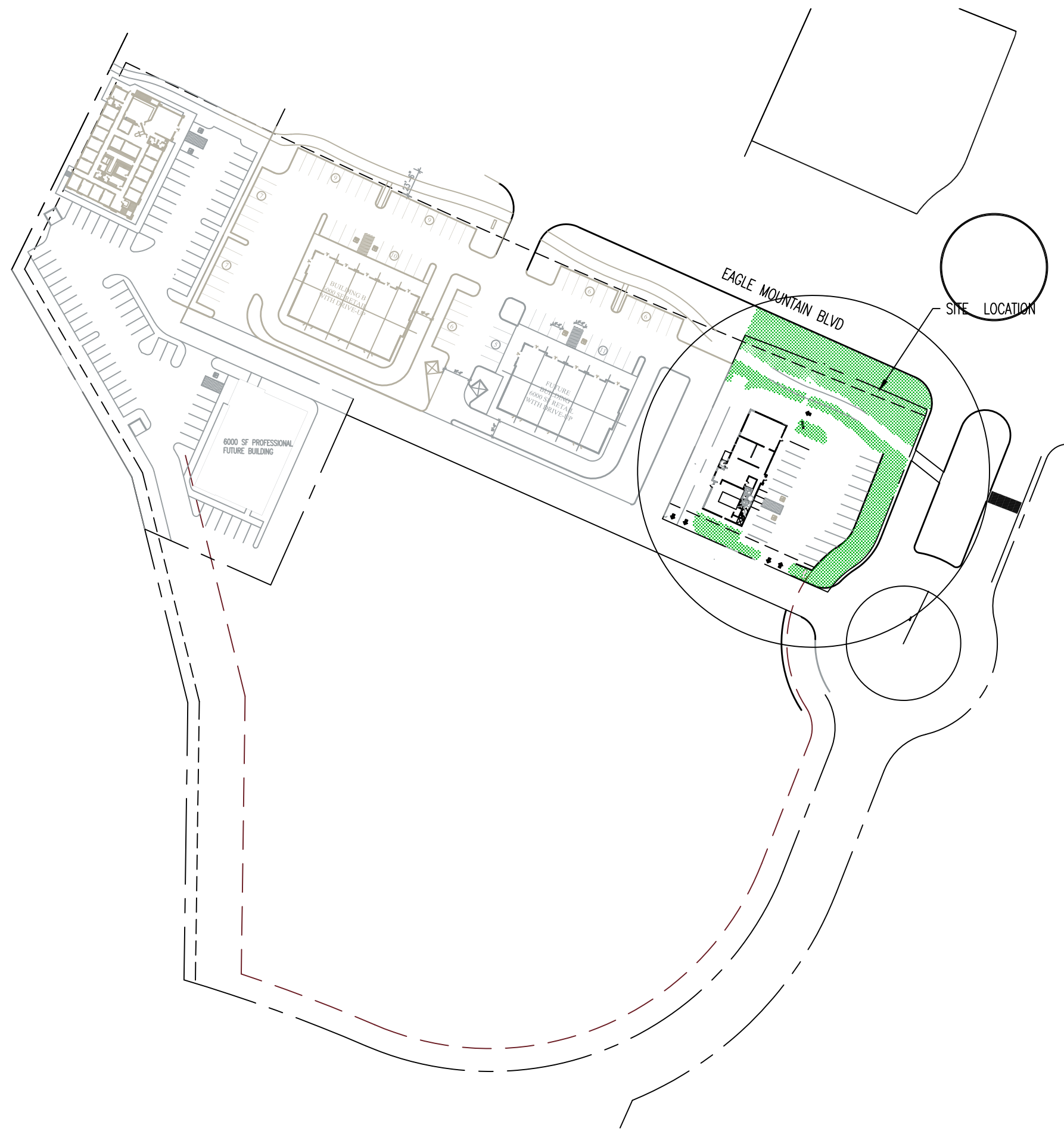
1300 IRA HODGES SCENIC BYWAY
EAGLE MOUNTAIN, UTAH



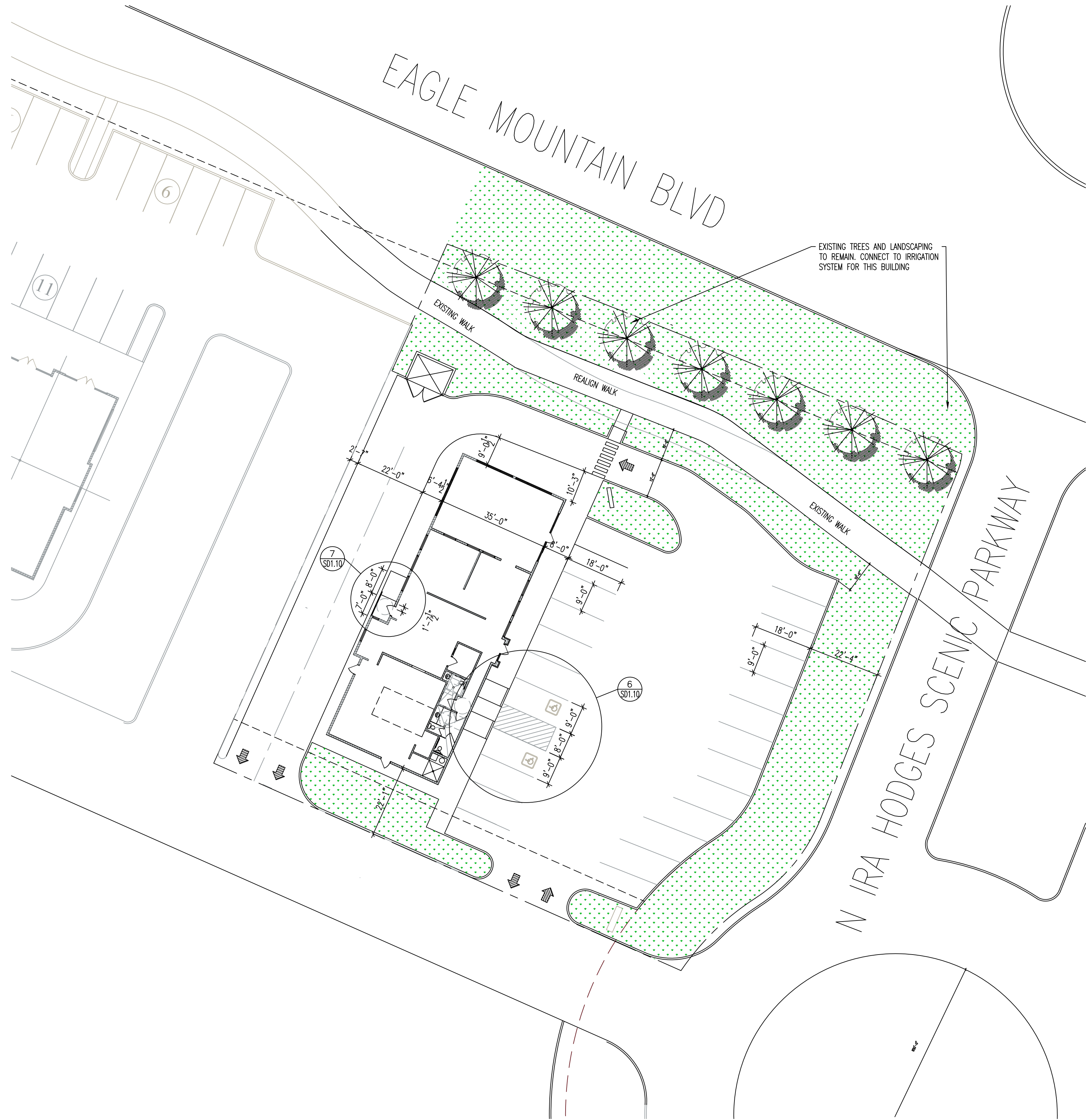
VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)-484-2046

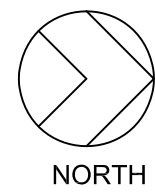
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.



OVERALL SITE PLAN
SCALE: 1" = 100'-0"



SITE PLAN
SCALE: 1" = 100'-0"



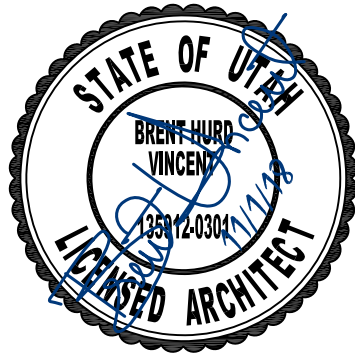
ARCH. PROJECT NO:	18-113
DATE:	11/30/18
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE
SD-1.00
ARCHITECTURAL 1 of 1

NEW RESTAURANT BUILDING FOR:
ARCTIC CIRCLE RESTAURANT

1300 IRA HODGES SCENIC BYWAY
EAGLE MOUNTAIN, UTAH



VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)-484-2046

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.



Eagle Mountain City

Planning Commission Staff Report

January 8th 2019

Project:	<i>Cold Springs Amended Site Plan</i>
Applicant	<i>Cold Springs HOA</i>
Request:	<i>Amended Site Plan</i>
Type of Action:	<i>Public Hearing; Action Item (Administrative Action)</i>

Background: The Cold Springs HOA is proposing an amendment to their approved site plan to remove existing parking stalls and replace them with a dumpster enclosure. Because site plans require approved parking plans, and have minimum parking standards, a proposal to remove parking is required to receive a site plan approval.

Past Review: On December 11th the Planning Commission held a public hearing for the proposed Amended Site Plan, no one from the public spoke on the item. As the applicant didn't have anyone in attendance the Planning Commission voted (5-0) to table the item to the next meeting.

Proposal: The applicant is proposing to remove two (2) parking stalls at 3414 Dundee Drive, and to replace them with a dumpster enclosure.



Figure 1 Proposed Dumpster Location



Figure 2 Existing and proposed Dumpster with enclosure

Items for Consideration: The following items should be taken into consideration when making a recommendation to the City Council.

Parking: Code requires 2.33 parking stalls per unit. The Cold Springs development has 120 Units, thus the project is required to provide a minimum of 278 Parking stalls.

Currently 307 Parking Stalls are provided, with the reduction of 2 stalls the project would still provide over the minimum required number of parking stall at 305

(27 additional stalls).

Currently parking is permitted on Peregrine Road and according to the *Neighborhood Improvement Division* there are no current parking cases or issues in the Cold Springs neighborhood.

Residents, per previous approval, are given two parking stalls for their exclusive use. All residents should still have two parking stalls if the proposal is approved.

It should be noted that as of January 3rd Planning Staff has not received any comments against the proposal from residents within the development.

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

I Move that the Planning Commission Recommend Approval of the Cold Springs Amended Site Plan with the following conditions:

1. All units have two assigned parking stalls
2. Any additional condition(s) the Planning Commission feels are appropriate

I move that the Planning Commission Recommend denial of the Cold Springs Amended Site Plan with the following findings of fact:

1. Findings of Fact

I move that the Planning Commission table the Cold Springs Amended Site Plan until the following Items are provided:

1. Any Items needed to make a recommendation

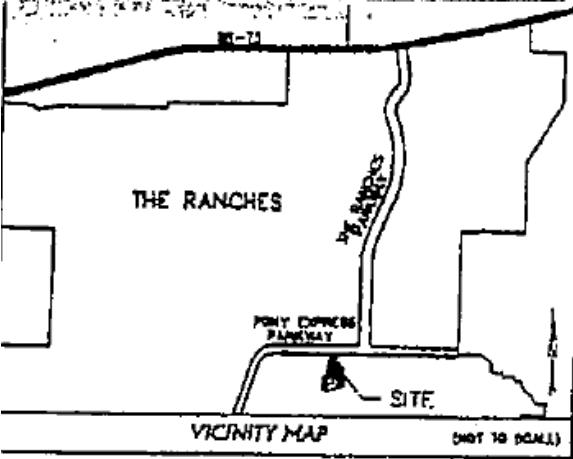
Attachments

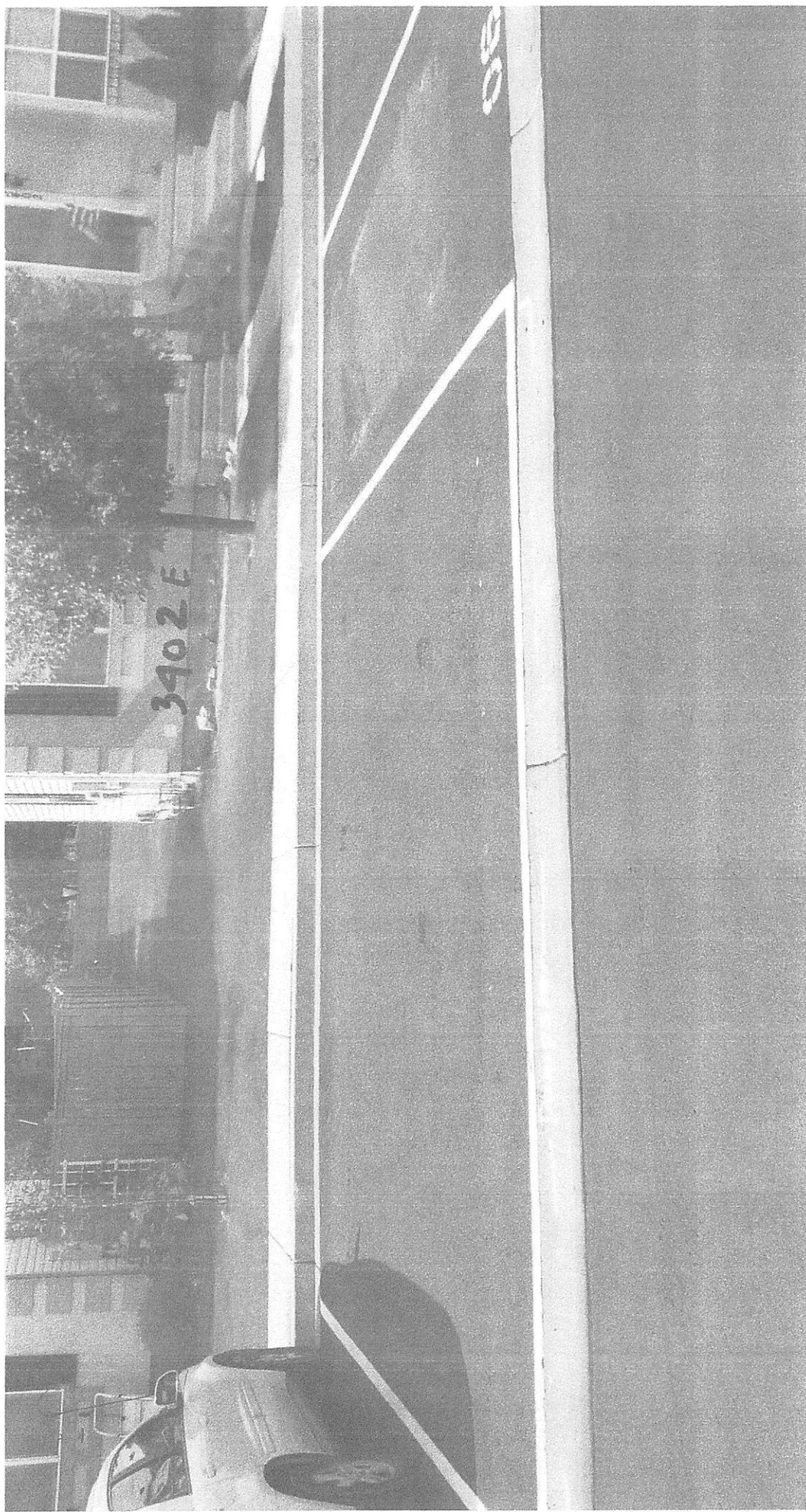
- Applicant Proposal



Staff Report Overview

Cold Springs Amended Site Plan

Applicant	Cold Springs HOA	Type of Action	Public Hearing/ Action Item
Request	Amended Site Plan	Previous Meeting	n/a
Executive Summary: The applicant is proposing to remove three parking stalls at 3414 Dundee Drive, and to replace them with a dumpster enclosure. Vicinity Map  Items for Consideration <u>Parking:</u> Currently 307 Parking Stalls are provided, with the reduction of 2 stalls the project would still provide over the minimum required number of parking stall at 305 (27 additional stalls). Currently parking is permitted on Peregrine Road and according to the <i>Neighborhood Improvement Division</i> there are no current parking cases or issues in the Cold Springs neighborhood. Residents, per previous approval, are given two parking stalls for their exclusive use. All residents should still have two parking stalls if the proposal is approved.		Recommendation(s) The following recommendation(s) are provided for the Planning Commission's benefit and may be read or referenced when making a motion: <i>I Move that the Planning Commission Recommend Approval of the Cold Springs Amended Site Plan with the following conditions</i> 1. All units have two assigned parking stalls 2. Any additional condition(s) the Planning Commission feels are appropriate OR <i>I move that the Planning Commission Recommend denial of the Cold Springs Amended Site Plan with the following findings of fact:</i> 1. Findings of Fact OR <i>I move that the Planning Commission table the Cold Springs Amended Site Plan until the following Items are provided:</i> 1. Any Items needed to make a recommendation	





Google Earth

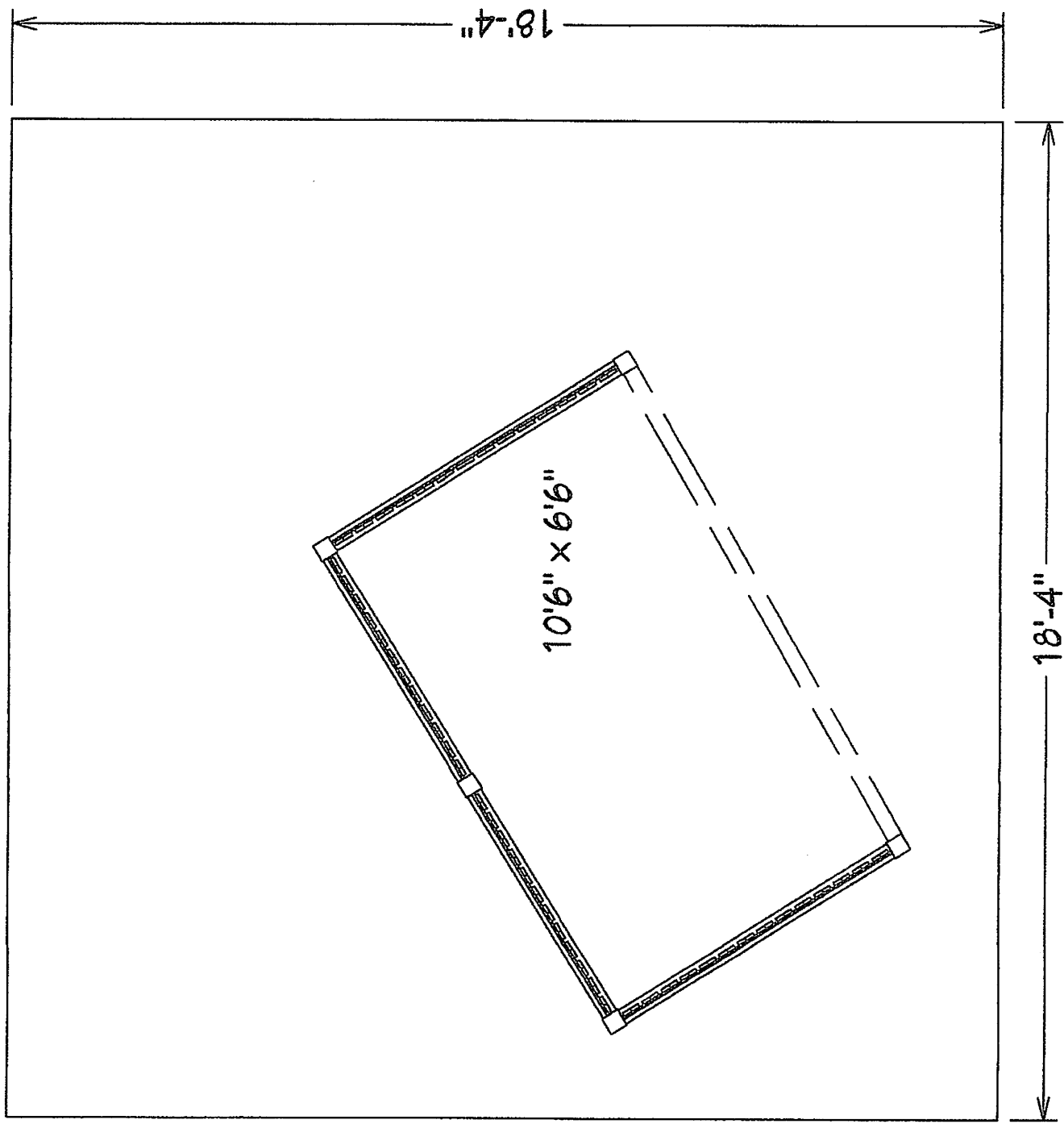
feet
meters

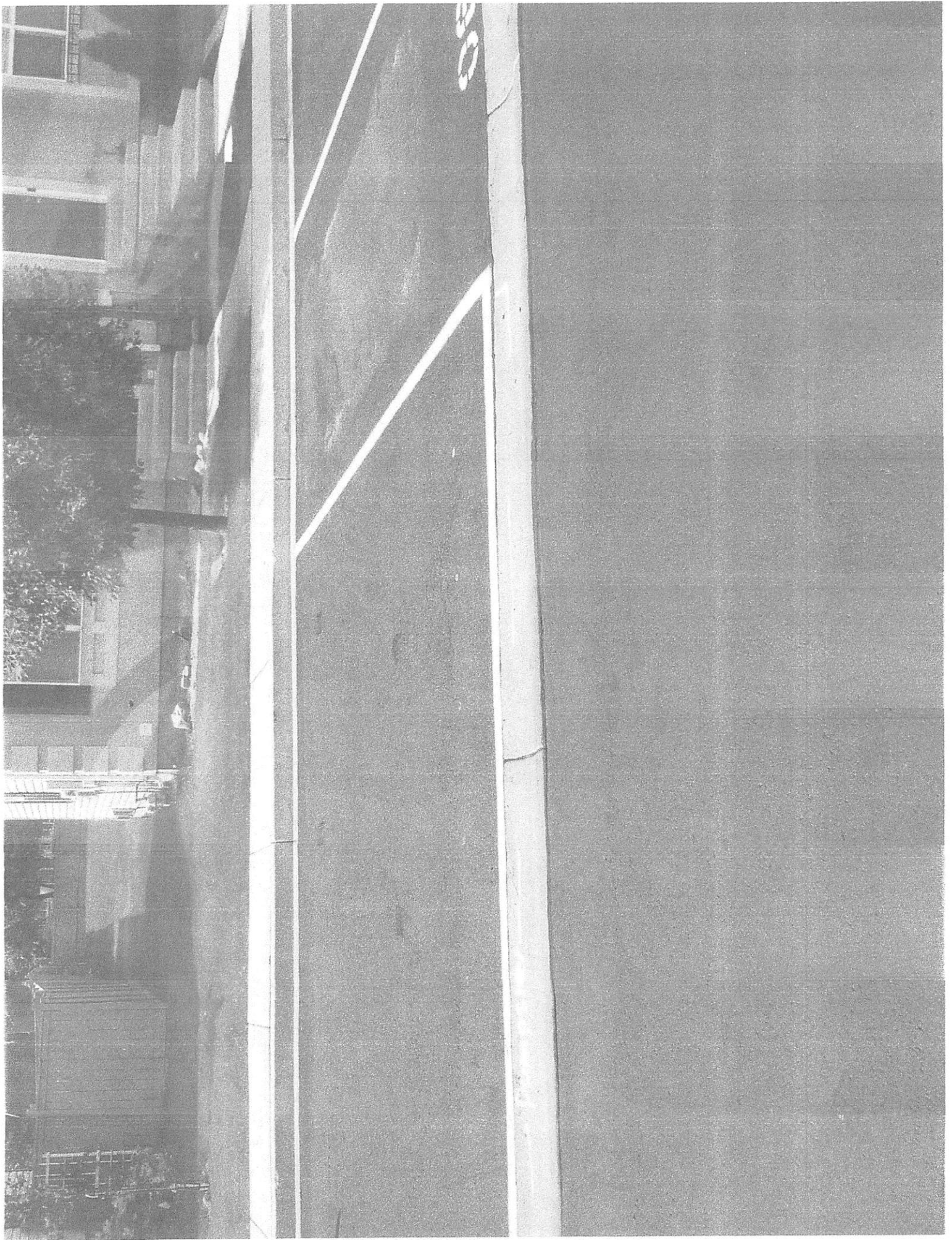
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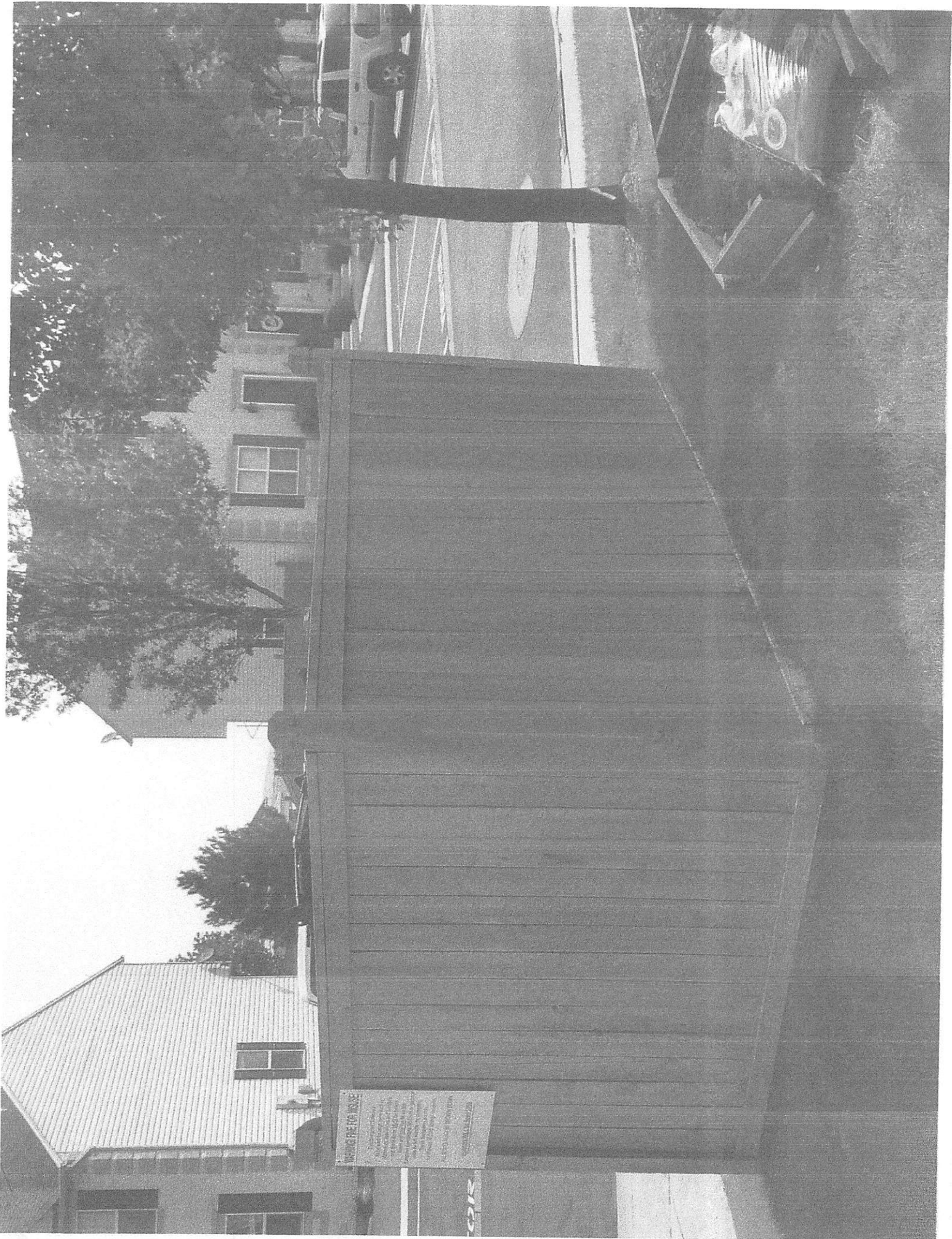
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Google Earth









Eagle Mountain City

Planning Commission Staff Report

January 8th 2019

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

NOTE: This staff report discusses a proposed Master Development Plan Amendment in addition to the proposed Amended Preliminary Plat. The Planning Commission should discuss this item at the meeting; however, it will require a separate public hearing and motion on the January 22nd meeting.

Background: Arrival currently has an approved preliminary plat with 148 lots, and an Amended Master Development Agreement was adopted on March 21st of 2017. The project is a base density residential development; base density developments do not require any improved open space. The applicant has indicated that he is reducing the size and number of amenities within the park at the request of residents and has held HOA meetings to discuss the park. The new park will still be over 2 acres in size, and the applicant is proposing that it be a public park.

Proposal: The applicant is proposing an amendment to the Arrival Master Development Plan, and proposing a new preliminary plat. The new preliminary plat adds an additional lot and decreases the size of the park, and makes it public.

In addition to the Preliminary Plat, staff is asking for the Planning Commission to give feedback on the applicant's proposed amendment to the master development plan. For organizational purposes the staff report will address each proposal separately.

Preliminary Plat Changes

The applicant is proposing to add an additional ½ acre lot to the Preliminary Plat, taken from area currently designated as park space, and an additional ½ acre is being proposed to be removed from the park and added to an existing ½ acre lot, creating a new 1 acre lot. It should be noted that, if approved, the additional lot will not increase the project's maximum density since the *Arrival B-1 Final Plat* combined two lots to make one larger lot (needed for a septic drainage field).

- Removing 1 Acre from Park
 - Creating a new ½ acre lot
 - Adding ½ an acre to an existing ½ acre lot to create a 1 acre lot
- If approved the project's density will not change from the original approved density (178 DU on 223 Acres, 0.79 DU/AC)

Trail: The applicant is proposing changes to the master trail plan within the MDP amendment, if approved the changes to the trails would also effect the preliminary plat, so the Planning Commission should consider the proposed changes to the trails when making a recommendation to the City Council.

Items for Consideration: The following items should be taken into consideration when making a recommendation to the City Council.

Septic systems: The newly created lot would be a septic system on a lot under 1 acre in size which is typically the smallest lot that septic systems are allowed on; however, the original Arrival MDA/MDP predates this requirement and there are a number of lots within the development that are under an acre in size that have septic systems. While this plat creates a new lot under 1 acre it also increases the size of a lot from ½ an acre to 1 acre in size, thus, the number of lots under 1 acre served by septic systems will remain the same from the previously approved preliminary plat to the newly proposed change.

Master Development Plan Changes

The applicant is proposing some small changes to the MDA. While they will not be motioned at this meeting, staff encourages the Planning Commission to **discuss these items and provide the applicant feedback so that limited discussion will be necessary at the next meeting.** The applicant's proposed changes include:

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

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

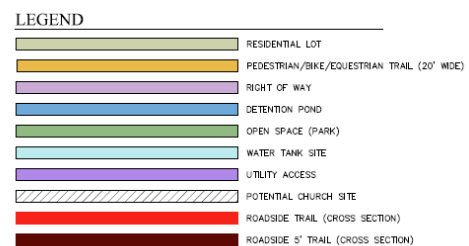


Figure 1 Current Trail Plan (Right)

Figure 2 Proposed Trail Plan (Left)

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

- Applicant will pay for Sod and Sprinklers and the following amenities with proceeds from the sale of lots 630 and 631:
 - Pavilion with Picnic Tables
 - Playground Equipment

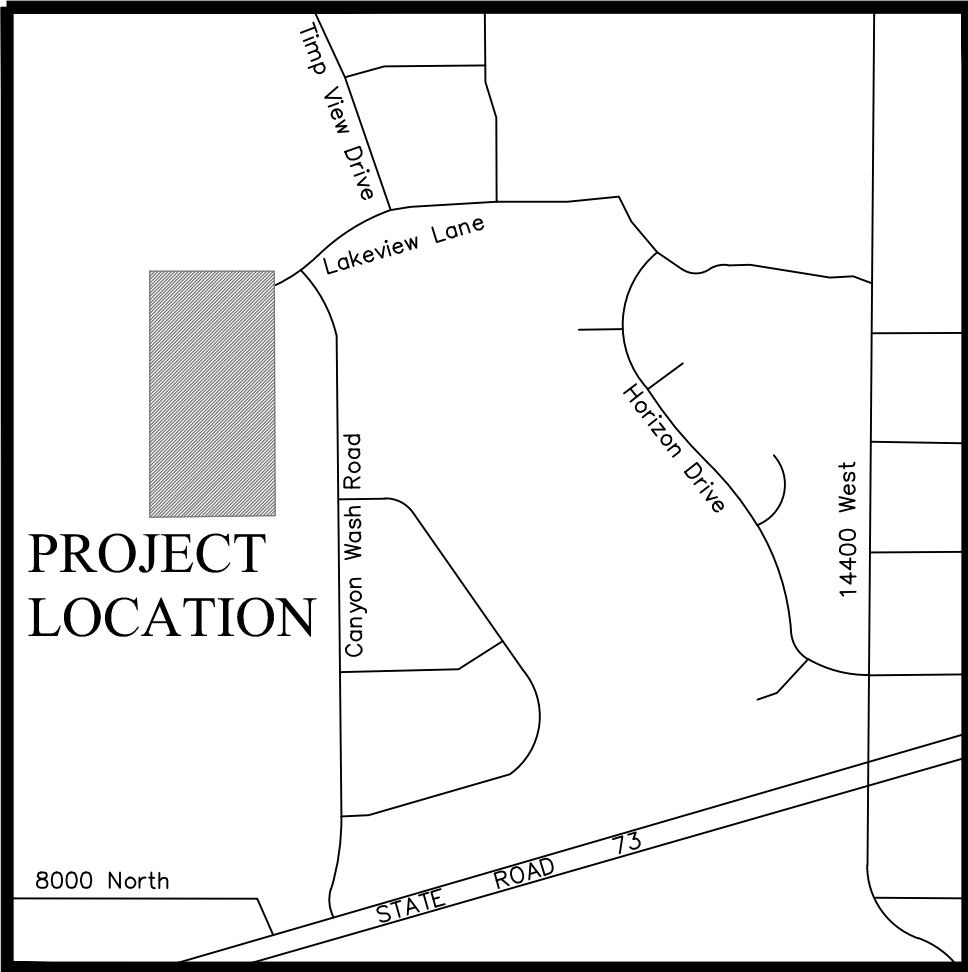


- One additional amenity if there are remaining funds

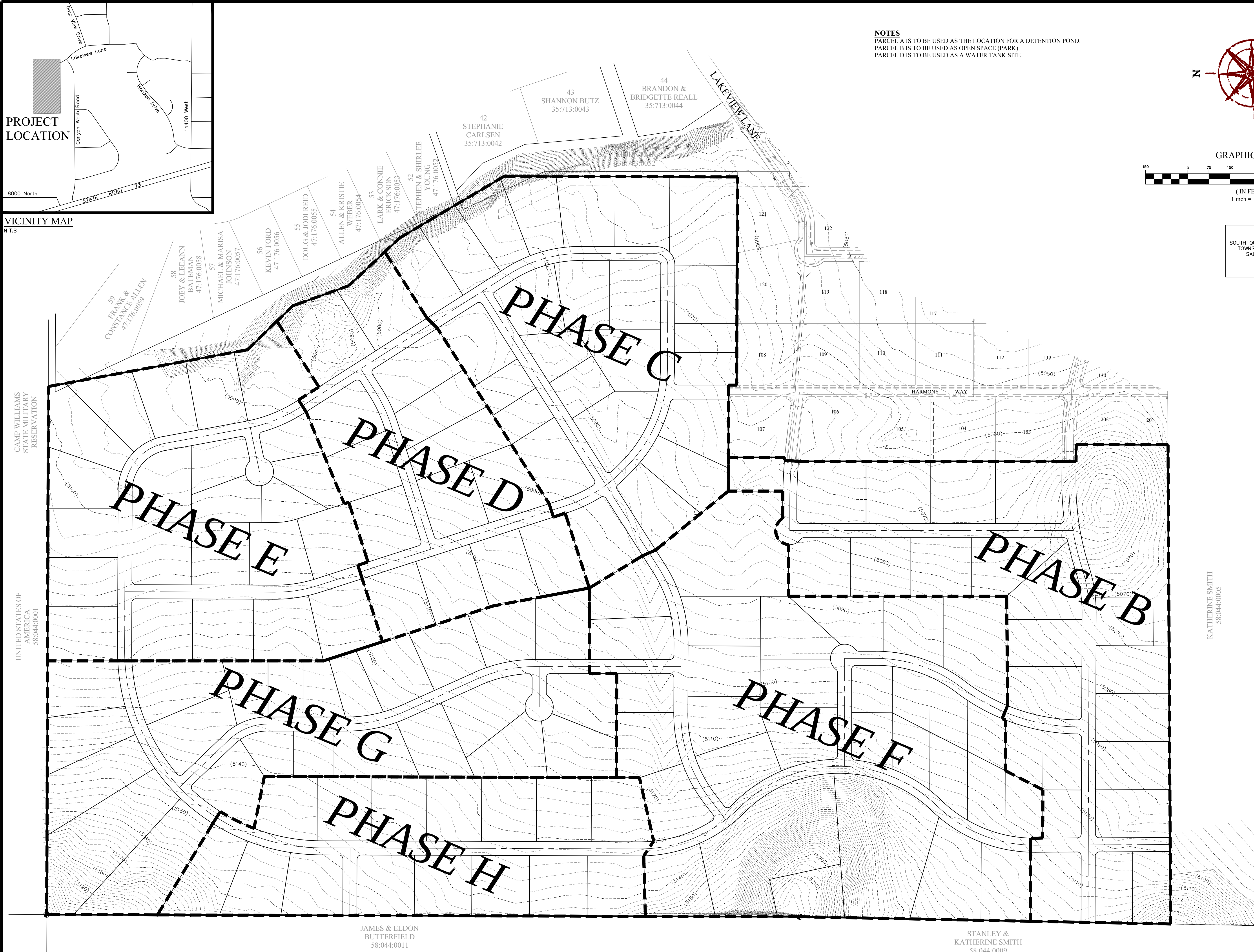
It should be noted that as a base density development improved open space is not required.

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

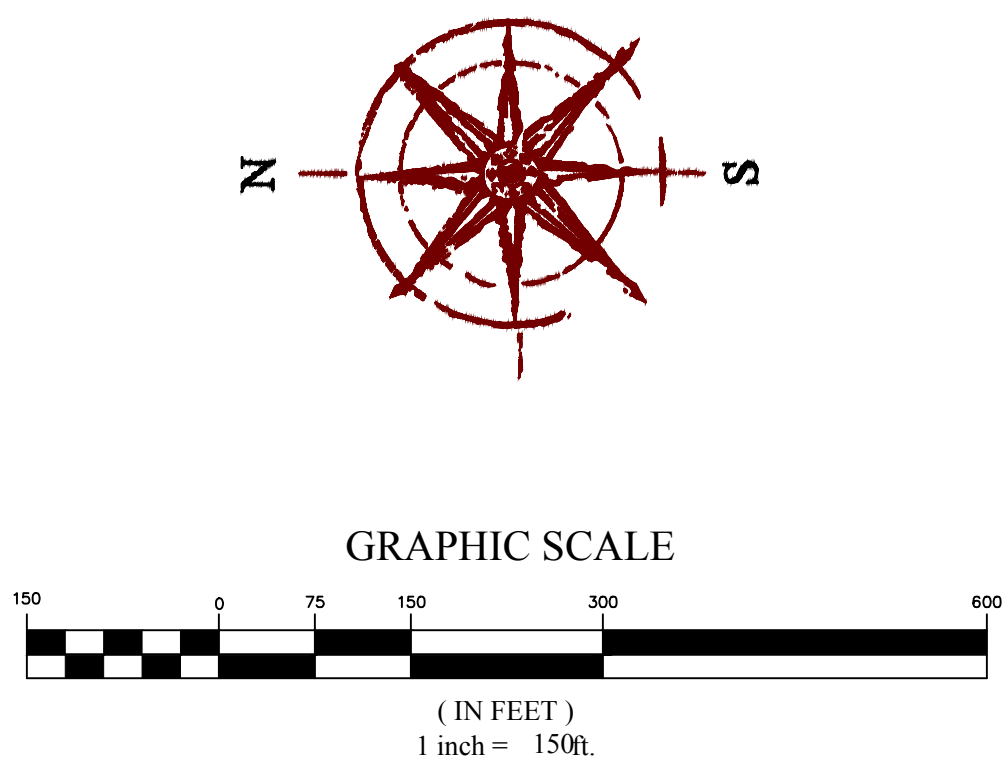
I Move that the Planning Commission Recommend Approval of the Arrival Amended Preliminary Plat to the City Council with any conditions the Planning Commission feels are appropriate.



VICINITY MAP
N.T.S.

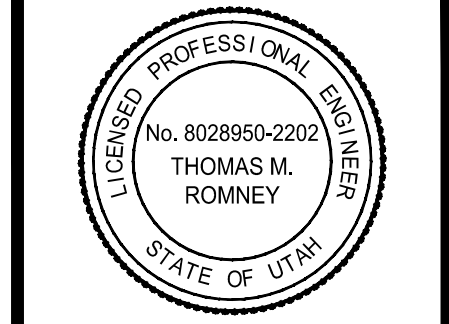


NOTES
PARCEL A IS TO BE USED AS THE LOCATION FOR A DETENTION POND.
PARCEL B IS TO BE USED AS OPEN SPACE (PARK).
PARCEL D IS TO BE USED AS A WATER TANK SITE.



BENCHMARK
SOUTH QUARTER CORNER OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
N: 7344.136
E: 7341.933
ELEV: 4703.53

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

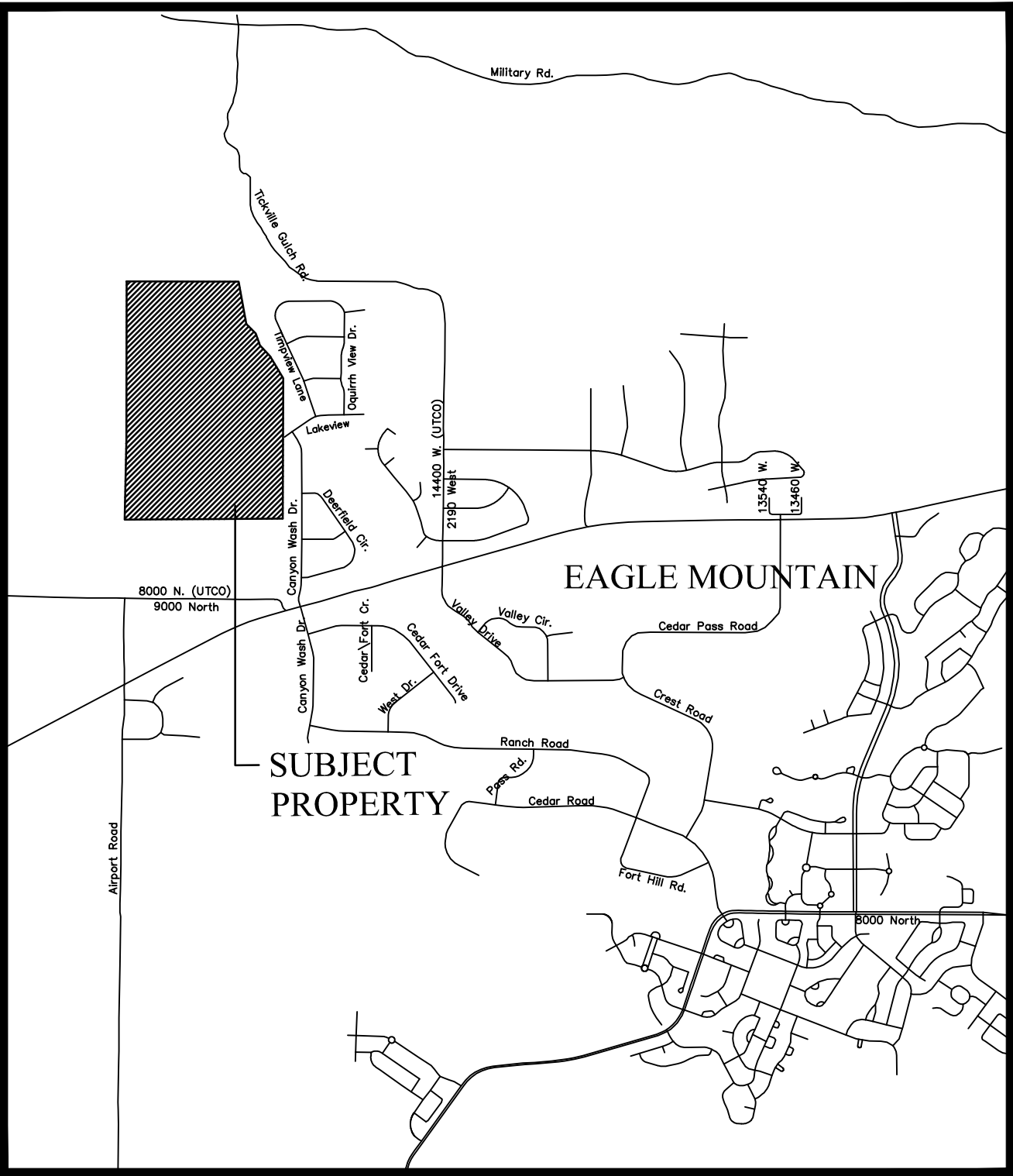


ARRIVAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
Preliminar ☐ Phasing Plan

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY PHASING PLAN

Scale: 1"=150' Drawn: MHW
Date: 02/03/2017 Job #: 16-358
Sheet: C2



VICINITY MAP

N.T.S.

LEGEND

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

TRAIL NOTES:

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

LAND USAGE

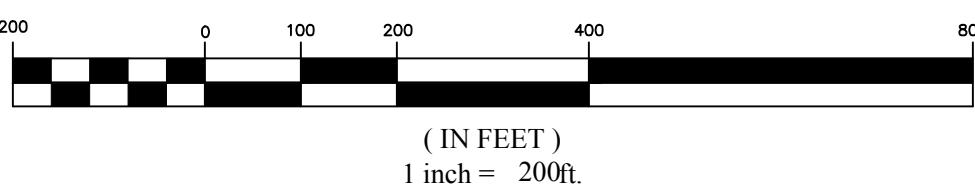
UNIT NAME	ACREAGE
TOTAL AREA	223
RESIDENTIAL LOTS (179 LOTS)	193
RIGHT OF WAY	25
IMPROVED OPEN SPACE	5
DETENTION POND/TANK SITE	9
TRAIL EASEMENT	7

DENSITY

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



GRAPHIC SCALE

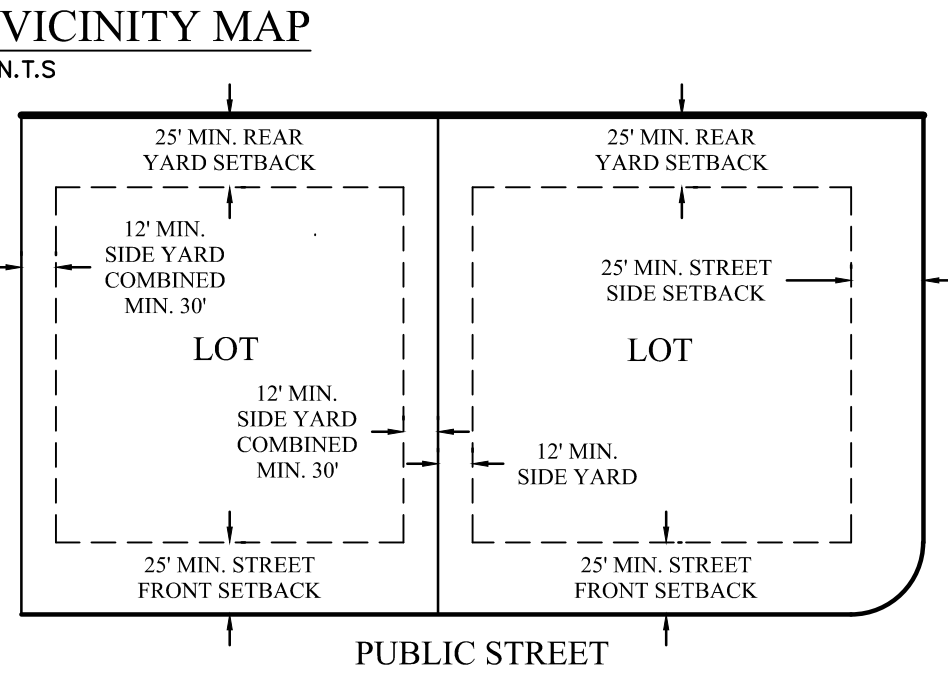
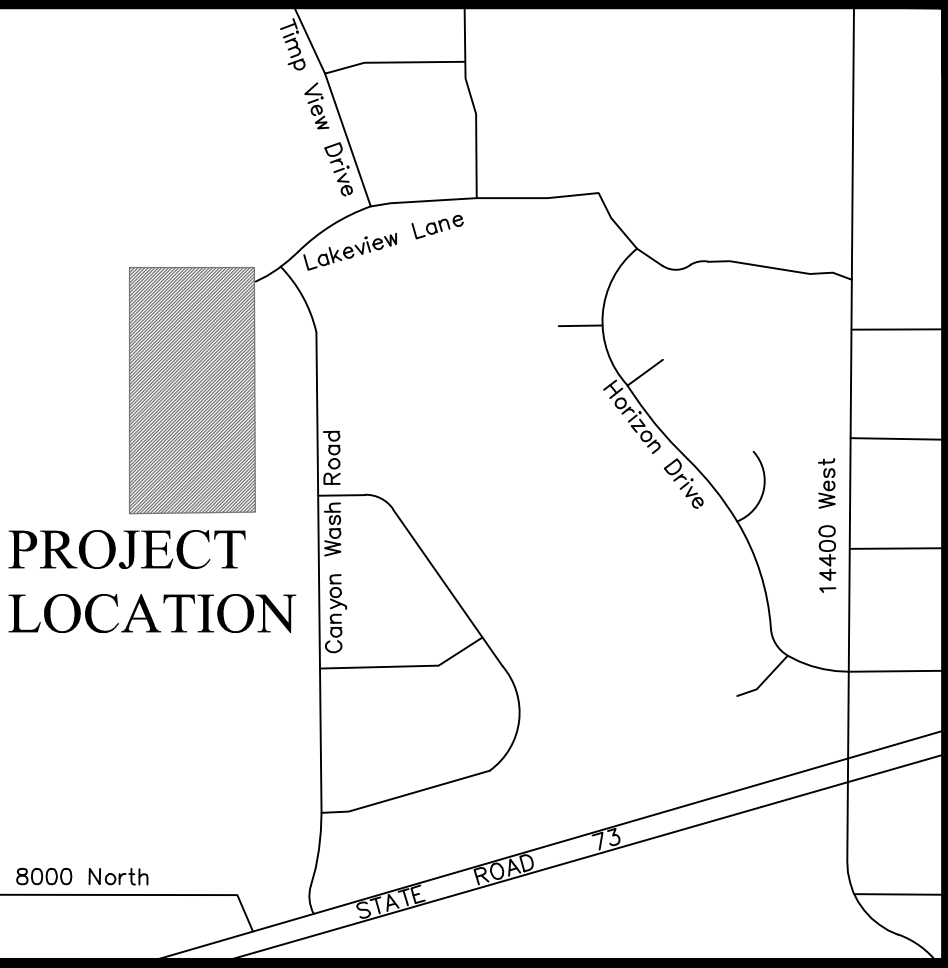


Arrival
Eagle Mountain, Utah
LAND USE MAP

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

LAND USE
MAP

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



TYPICAL BUILDING SETBACKS

N.T.S.

25' MIN. REAR YARD SETBACK

12' MIN. SIDE YARD COMBINED MIN. 30'

25' MIN. STREET FRONT SETBACK

25' MIN. STREET SIDE SETBACK

12' MIN. SIDE YARD COMBINED MIN. 30'

25' MIN. STREET FRONT SETBACK

PUBLIC STREET

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	525.00	7°25'03"	67.97	S40°16'48"W
C2	475.00	46°12'28"	383.08	S20°53'05"W
C3	475.00	42°50'31"	355.17	S23°38'24"E
C4	525.00	21°17'04"	195.03	S34°25'07"E
C5	525.00	22°17'24"	204.24	N12°37'53"W
C6	500.00	42°22'25"	369.78	S22°48'07"W
C7	500.00	89°02'59"	777.10	N00°32'10"W
C8	500.00	41°44'35"	364.28	N23°07'02"E
C9	500.00	47°18'24"	412.83	S21°24'28"E
C10	500.00	43°34'29"	380.26	N23°16'25"W
C11	500.00	7°28'30"	65.23	N41°19'24"W
C12	500.00	36°05'58"	315.03	N19°32'10"W
C13	500.00	37°46'43"	329.68	S71°18'13"W
C14	500.00	32°41'07"	285.23	N73°51'00"E
C15	700.00	14°50'48"	181.38	S29°44'38"W
C16	500.00	37°10'02"	324.35	N18°35'01"E
C17	525.00	15°23'30"	141.03	N28°52'31"E
C18	525.00	19°33'53"	179.27	N11°23'50"E
C19	475.00	17°24'54"	144.38	S21°29'22"W
C20	475.00	13°47'30"	114.34	S37°05'34"W
C21	525.00	6°09'49"	56.48	S40°54'25"W
C22	525.00	16°49'02"	154.10	S29°25'00"W
C23	525.00	14°40'20"	134.44	S13°40'19"W
C24	15.00	83°39'51"	21.90	S48°10'04"W
C25	15.00	90°00'00"	23.56	N45°00'00"W
C26	475.00	7°12'04"	59.70	N03°36'02"E
C27	475.00	16°49'39"	139.51	N15°36'54"E
C28	475.00	13°08'19"	108.92	N30°35'53"E
C29	725.00	3°53'12"	49.18	N35°13'26"E
C30	725.00	11°55'13"	150.83	N27°19'13"E
C31	475.00	13°05'50"	108.58	S06°14'00"E
C32	15.00	87°50'03"	22.99	S46°04'59"E

PLAT CALCULATIONS	
TOTAL ACREAGE:	41.34 ACRES
TOTAL ACREAGE IN LOTS:	36.92 ACRES
TOTAL ACREAGE IN ROW:	4.42 ACRES
TOTAL OPEN SPACE:	2.16 ACRES
TOTAL IMPROVED OPEN SPACE:	2.16 ACRES
AVERAGE LOT SIZE:	1.12 ACRES
LARGEST LOT SIZE:	5.42 ACRES
SMALLEST LOT SIZE:	0.55 ACRES
OVERALL DENSITY:	0.75 LOTS/ACRE
TOTAL # OF LOTS:	31 LOTS

PREPARED BY

FOCUS

ENGINEERING AND SURVEYING, LLC

32 WEST CENTER STREET

MIDVALE, UTAH 84047 PH: (801) 352-0075

www.focusutah.com

NOTES:

PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNERS' EXPENSE.

Line Table		
LINE	DIRECTION	LENGTH
L1	S57°30'27"W	61.45
L2	S37°58'48"E	50.00
L3	S52°01'12"E	50.00
L4	N89°48'26"W	17.21

DIRECT COMMUNICATIONS

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

DATE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and 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 the quality of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8552.

APPROVED BY

DATE

DOMINION ENERGY COMPANY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners' dedication and the notes, and does not constitute a guarantee of the quality of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8552.

APPROVED BY

DATE

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE

BOUNDARY DESCRIPTION

A portion of the NW1/4 and SW1/4 of Section 13, T5S, R2W, SLB&M, said corner located N01°07'13"E 2,635.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing: S89°19'12"E along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLB&M) thence N00°09'52"E along the Section line 549.19 feet thence N88°30'49"E 264.81 feet thence South along the arc of a non-tangent curve to the left having a radius of 475.00 feet (Radius bears: N88°30'49"E) a distance of 36.50 feet through a central angle of 04°24'11" Chord: S03°41'16"E 36.49 feet thence N77°24'24"E 231.06 feet thence N00°11'16"E 81.86 feet thence S89°48'26"E 369.75 feet thence North 97.72 feet thence East 304.11 feet to the Northwest Corner of Lot 207, Phase "B", Plat 2, ARRIVAL Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder thence along said lot the following 5 (five) courses: 1) S31°10'26"E 221.61 feet 2) S57°30'27"W 7.63 feet 3) S32°29'33"E 50.00 feet 4) S39°03'40"E 332.36 feet 5) S89°48'26"E 119.45 feet to the Northwest corner of the Official Plat of Lot 107, Phase "A", Plat 1, ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder thence South along said lot 199.93 feet to the Northern line of Snowflake Avenue also being the Eastern extension of the Northern line of Phase "B", Plat 1, ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder thence along said extension and the following 16 (sixteen) courses: Western along the arc of a non-tangent curve to the left having a radius of 2,025.00 feet (radius bears: S04°46'59"W) a distance of 169.04 feet through a central angle of 04°46'59" Chord: N87°36'31"W 168.99 feet thence West 39.93 feet thence Northwest along the arc of a non-tangent curve to the right having a radius of 15.00 feet (Radius bears: North) a distance of 13.62 feet through a central angle of 52°01'12" Chord: N63°59'24"W 13.16 feet to a point of reverse curvature thence along the arc of a curve to the left having a radius of 50.00 feet a distance of 119.28 feet through a central angle of 136°41'11" Chord: S73°40'37"W 92.94 feet thence West 183.46 feet thence South 775.61 feet thence S89°32'09"W 388.93 feet thence N67°40'46"W 50.00 feet thence Southern along the arc of a non-tangent curve to the left having a radius of 725.00 feet (Radius bears: S67°40'46"E) a distance of 12.15 feet through a central angle of 00°57'37" Chord: S21°50'26"W 12.15 feet thence N89°48'26"W 179.90 feet thence S27°07'04"W 150.29 feet thence N89°48'26"W 171.57 feet thence N00°18'55"W 26.26 feet thence along the arc of a curve to the right having a radius of 475.00 feet a distance of 16.00 feet through a central angle of 01°55'49" Chord: N00°39'00"E 16.00 feet thence N88°23'06"W 50.00 feet thence N89°48'26"W 245.47 feet to the West line the SW1/4 of said Section 13; thence N01°07'13"E along the Section line 818.53 feet to the point of beginning. Contains: 41.34 acres ±.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES 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

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

ON THE DAY OF 2020, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE DAY OF 2020, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OF , LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF 2020.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

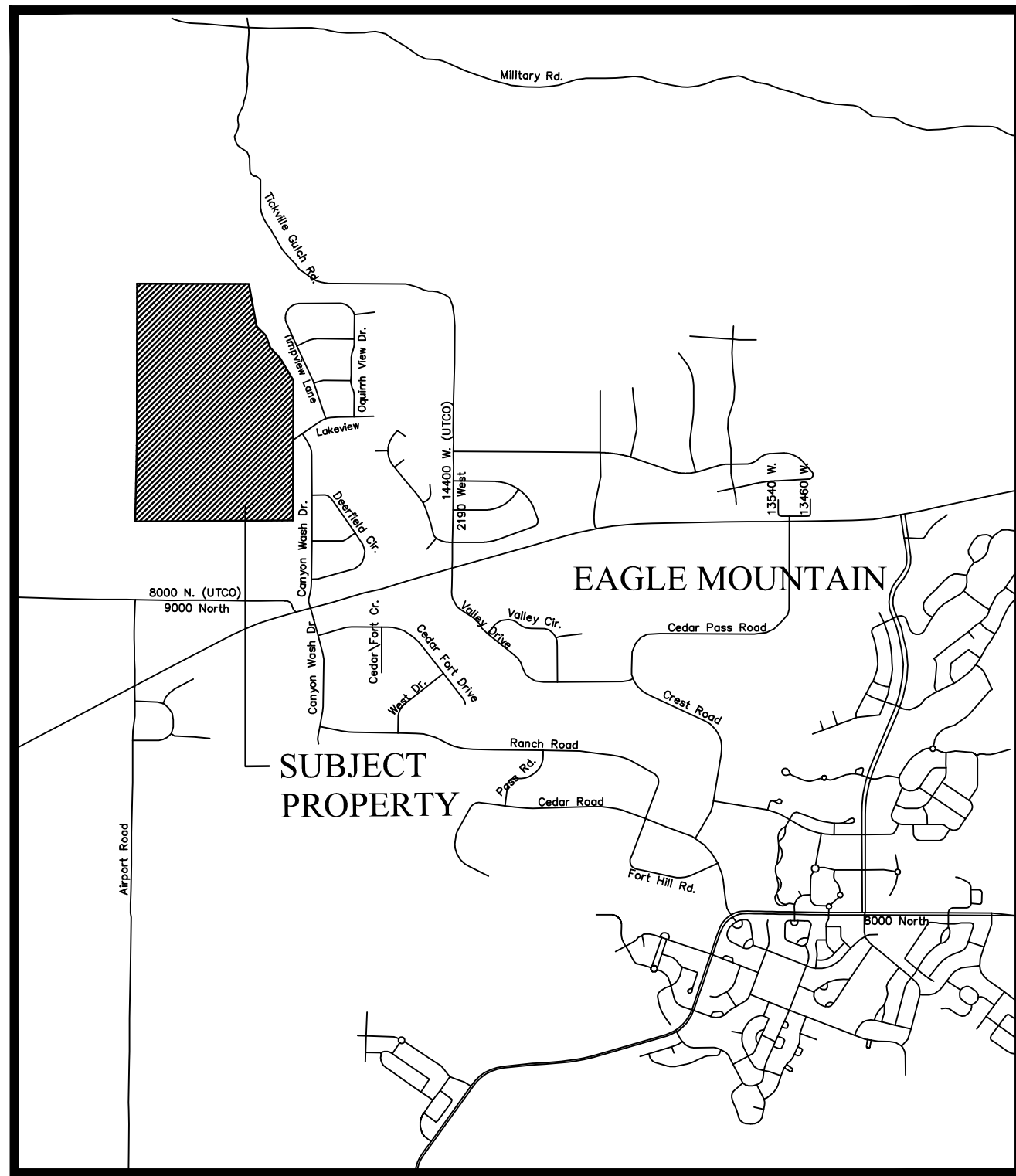
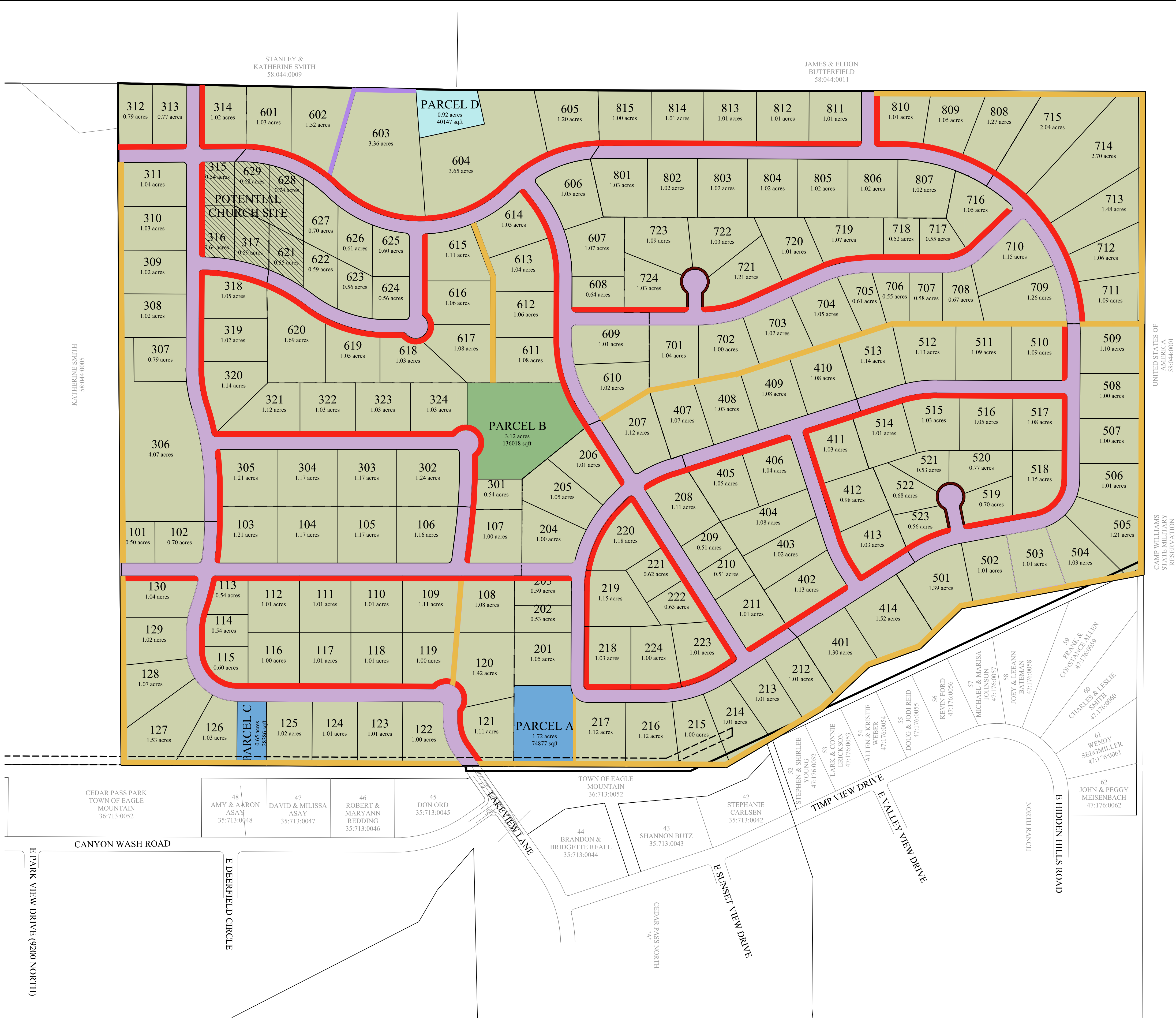
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "B" PLAT 3
ARRIVAL
SUBDIVISION
(INCLUDING THE VACATION OF LOT 301 OF ARRIVAL PHASE "B" PLAT 1 SUBDIVISION)
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=100'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
-----------------	--------------------	---------------------------	----------------------

PROFESSIONAL LAND SURVEYOR
No. 10516507
SPENCER W. LLEWELYN
STATE OF UTAH



VICINITY MAP
N.T.S.

LEGEND

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

TRAIL NOTES:

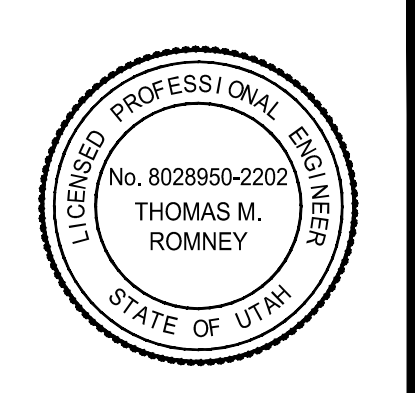
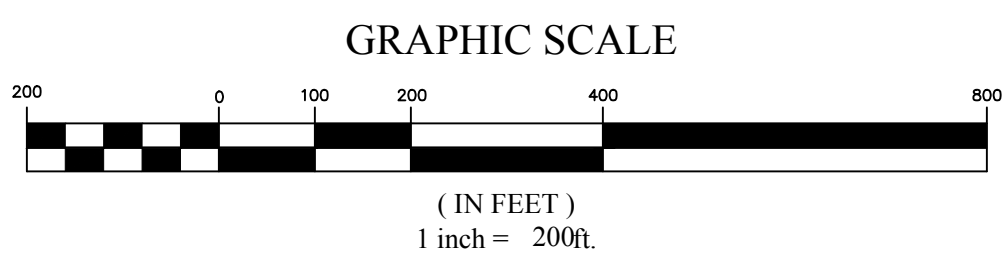
1. TRAIL ON NORTH SIDE OF PARCEL A WILL BE 10' FEET WIDE, AND ALL ON PARCEL A.
2. ROAD TRAIL FROM LOT 314 TO LOT 811 IS OPEN TO HORSES.
3. ROADSIDE TRAIL AROUND CUL-DE-SAC BULBS WILL BE 5' WIDE.

LAND USAGE

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

DENSITY

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



Arrival
Eagle Mountain, Utah
LAND USE MAP

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

LAND USE
MAP

Scale: 1"=200'
Date: 03/31/17
Job #: 16-358
Sheet: 1 OF 1

Eagle Mountain City

Planning Commission Staff Report

January 8th 2019

Project:	<i>SilverLake Clubhouse and Pool</i>
Applicant	<i>Bronson Tatton (Flagship)</i>
Request:	<i>Site Plan</i>
Type of Action:	<i>Public Hearing; Action Item (Administrative Action)</i>

Background: The proposed SilverLake Clubhouse is located south of the Tickville wash, on a lot that was included in SilverLake Plat 20.

Proposal: The applicant is seeking *Site Plan* approval for a clubhouse located in SilverLake Plat 20, south of Golden Eagle Road, west of SilverLake Parkway. Site Plans are *Administrative Actions*.

Items for Consideration: The following items should be taken into consideration when making a recommendation to the City Council.

Clubhouse Requirements: Per 17.30 of the Eagle Mountain Municipal Code (EMMC) clubhouses should meet the following requirements:

- Serve no more than 250 Residential Units
 - Proposed Clubhouse Serves Plat 19 & 20 (141 total units) and future townhome plats in SilverLake South of the wash (up to 250 total units)
- Minimum of 1,200 SF, includes food serving facilities, gathering areas and restrooms
 - Clubhouse provides:
 - 1,017 SF Gathering Room
 - 243 SF Warming Kitchen
 - 206 SF Kid Playroom
 - 146 SF of Storage
 - 642 SF of Restrooms
 - 997 SF Exercise Room
 - 363 SF of mechanical, electrical, and equipment rooms
 - 3,614 SF in total size, which exceeds minimum requirements

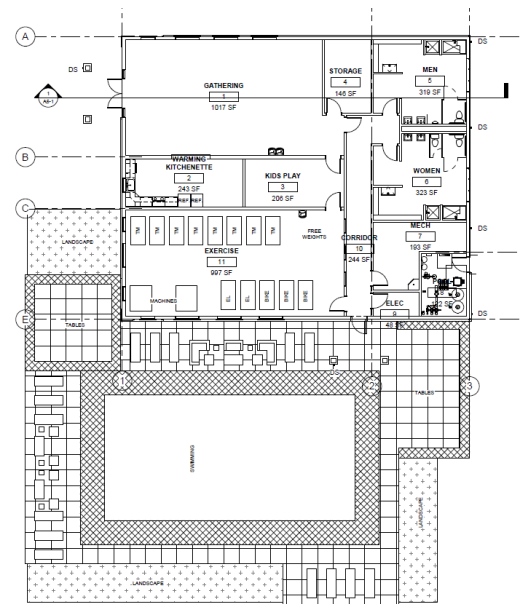


Figure 1 Clubhouse Floor Plan

Commercial/Multifamily Design Standards: Clubhouses are required to comply with 17.72 of EMMC, Commercial/Multifamily design standards. The applicant has provided renderings of the proposed clubhouse:

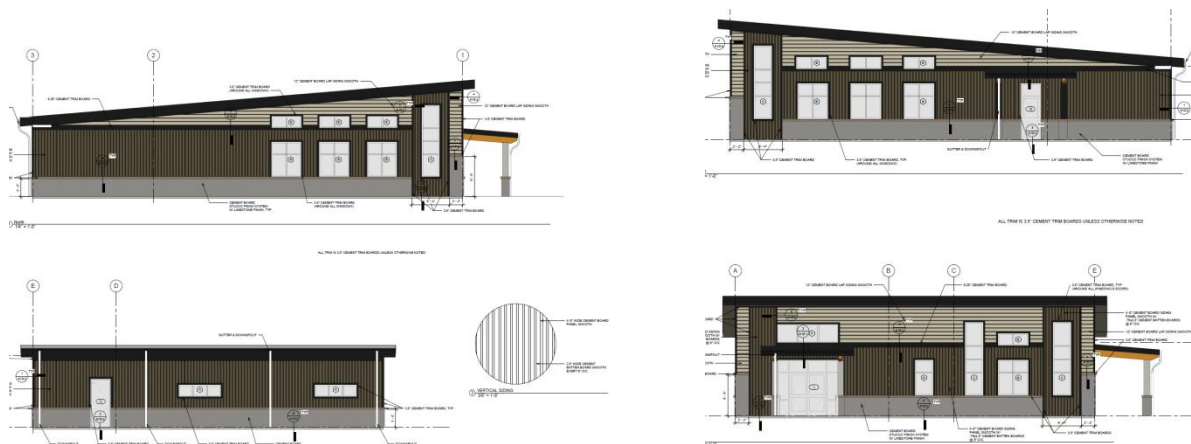


Figure 2 Elevations



Figure 3 3-D Rendering of Clubhouse

While the proposed clubhouse largely meets the Commercial and Multifamily design standards the Planning Commission should make a recommendation regarding the proposed Colors and building articulation EMMC 17.72.040 D states:

"...Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (Textures or Materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques...to avoid large, featureless and/or panelized surfaces."

The proposed elevations use textures, materials, and patterns to create varied visuals. The applicant has provided two awnings, but the building facades remains largely flat with little physical articulation, staff recommends additional articulation particularly on the west (main) façade, the Planning Commission should consider the elevations and make a recommendation to the council on the articulation that is provided.

17.72.040 G States"

"Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns etc. A wide palette of colors is recommended"

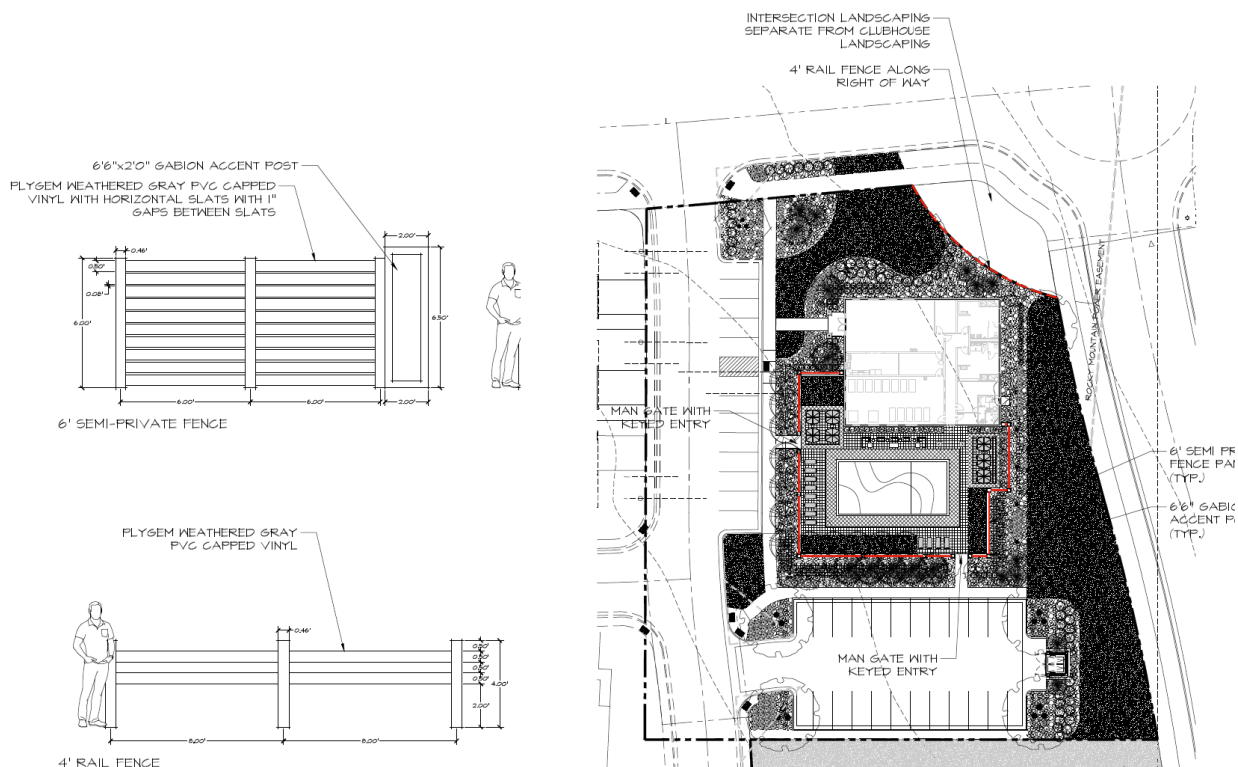
Thus it is the opinion of staff that additional colors should be used, including colors that match the color scheme of the townhomes within the project.

Dark Sky Lighting: some of the light fixtures proposed by the applicant (Fixture's F10 and F12) can be mounted in multiple ways, including being rotated in ways that are not dark sky compliant, the applicant shall install and maintain these lights in a way that complies with dark sky standards, or provide alternative lighting that is dark sky compliant. No light shall escape the 90 degree plane.

Landscaping Plans: The applicant has provided landscape plans for the entire site, it is the opinion of staff that the proposed landscaping is attractive and appropriate for the site, however, the applicant is proposing "Semi-private" along SilverLake Parkway and "4' Rail Fencing" along Golden Eagle Road, which does not comply with EMMC 17.60.120.R.1 which states:

"Commercial or industrial developments with rear or side lot lines abutting an arterial or collector road right-of-way shall install privacy fencing or a privacy wall of consistent height (no less than six feet), material, color, and durable quality as defined by EMMC 16.35.090..."

If the Planning Commission feels that the proposed fencing is appropriate they may make a recommendation that the City Council approve the alternate fencing.



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

I Move that the Planning Commission Recommend Approval of the SilverLake Clubhouse Site Plan to the City Council with the following conditions:

1. *Additional physical articulation added to clubhouse elevations, particularly the West Façade (if you deem appropriate)*
2. *Additional colors should be used for the clubhouse, including colors that match the townhomes in the development.*
3. *Any additional condition(s) the Planning Commission feels are appropriate*

Attachments

- Elevations
- Site Plan
- Landscaping Plans

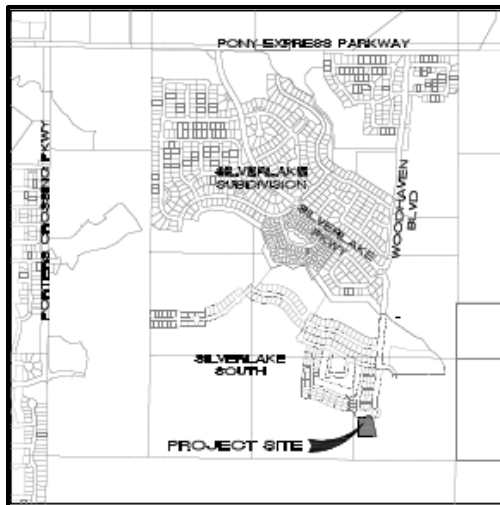
Staff Report Overview

SilverLake Clubhouse Site Plan

Applicant	Bronson Tatton (Flagship)	Type of Action	Public Hearing/ Action Item
Request	Site Plan	Previous Meeting	n/a

Executive Summary: The applicant is seeking *Site Plan* approval for a clubhouse located in SilverLake Plat 20, south of Golden Eagle Road, west of SilverLake Parkway.

Vicinity Map



Items for Consideration

Clubhouse Requirements: The proposed clubhouse complies with size and units served requirements

Design Standards: The building largely conforms to commercial design standards; however, there is a question if visual articulation is sufficient or if the applicant shall be required to provide physical articulation.

Staff recommends additional colors being used rather than just brown/tans.

Dark Sky Lighting: Lighting shall comply with dark sky standards.

Fencing: Proposed fencing doesn't comply with fencing requirements.

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

I Move that the Planning Commission Recommend Approval of the SilverLake Clubhouse Site Plan to the City Council with the following conditions:

1. Collection/Arterial Road fencing shall be built along SilverLake Parkway and Golden Eagle Road (North and East of the parcel) fencing shall be consistent with the approved SilverLake Collector road fencing.
2. Additional physical articulation added to clubhouse elevations (if you deem appropriate)
3. Any additional condition(s) the Planning Commission feels are appropriate

Attachments

- Elevations
- Site Plan
- Landscape Plans

LAND USE TABULATION:	
TOTAL PROJECT AREA =	1.20 ACRES
LANDSCAPED AREA =	0.59 ACRES (30%)
ZONING =	RESIDENTIAL
BUILDING & POOL FOOT PRINT =	10,440 SQ. FT.
PARKING PROVIDED =	37 STALLS
(2 VAN ACCESSIBLE ADA STALLS PROVIDED)	

- 1

CONSTRUCT 6" CONCRETE SIDEWALK PER EAGLE MOUNTAIN CITY STANDARDS
- 2

EXISTING 6" SEWER LATERAL
- 3

EXISTING 2" WATER LATERAL
- 4

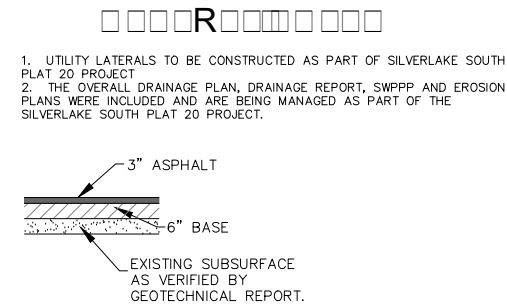
EXISTING 6" CONCRETE SIDEWALK
- 5

CONCRETE LANDING TO SLOPE 2% AND TO MEET ADA STANDARDS
- 6

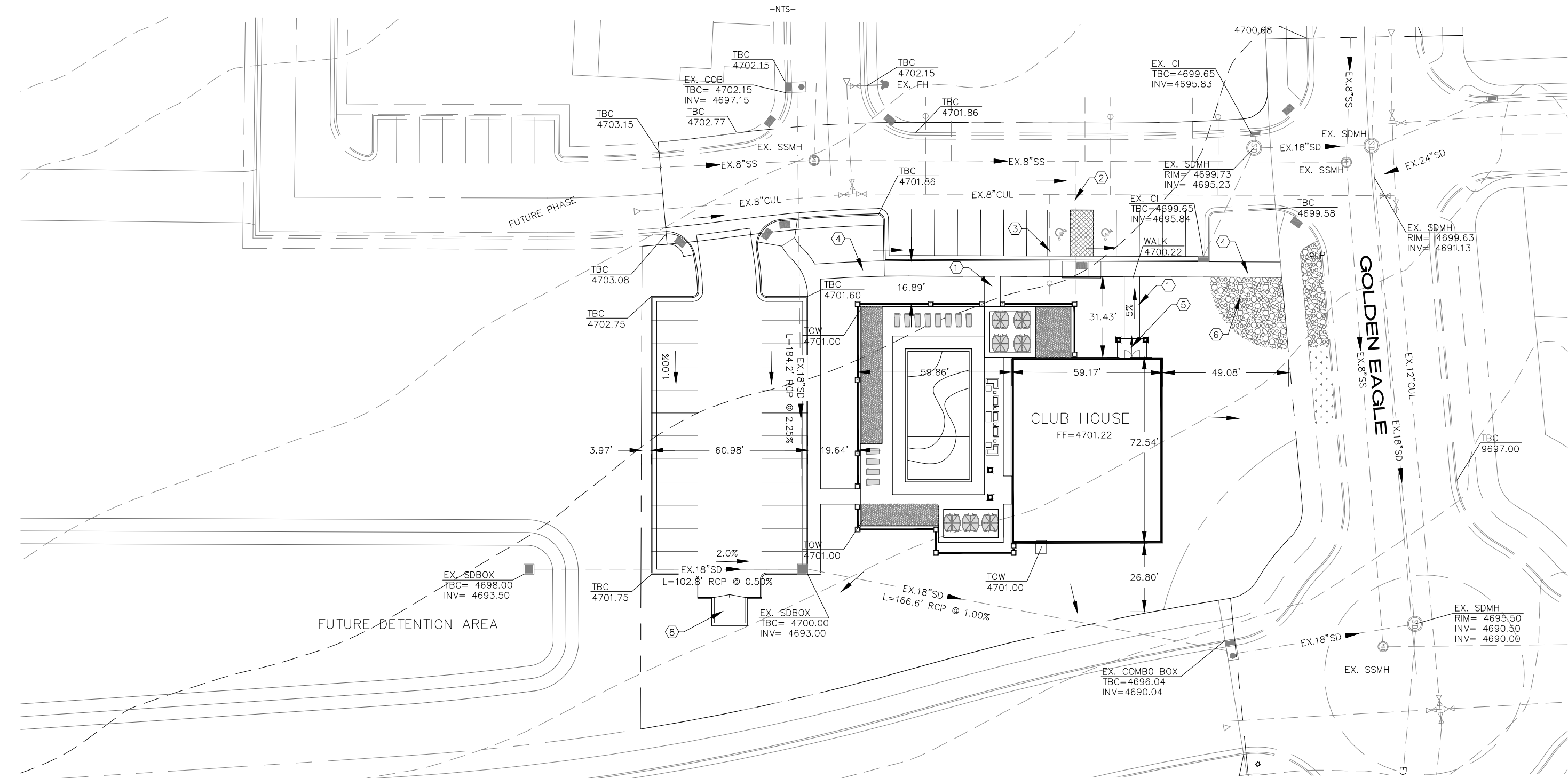
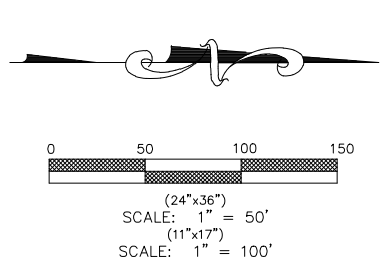
PLANTING BED AREA (SEE LANDSCAPE PLANS)
- 7

LANDSCAPE GRASS AREA (SEE LANDSCAPE PLANS)
- 8

INSTALL DUMPSTER ENCLOSURE PER EAGLE MOUNTAIN CITY STANDARDS



1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR THIS SITE.
3. CULINARY WATER – 48" MIN. DEPTH TO TOP OF PIPE 8" & 12" C900 PVC.
4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS.
6. ALL VALVES ARE TO BE FLANGED TO THE TEE.
7. 3 FOOT MIN. SEPARATION ON LATERALS AT CONNECTION POINT TO MAIN.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	WMS
CHECK BY:	TGT
DATE:	11/29/18
CDGD FILE:	

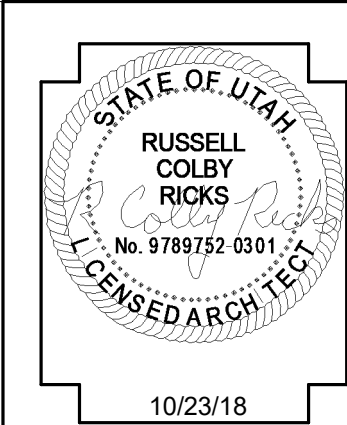
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
UTAH

CLUB HOUSE
SILVERLAKE SOUTH

SITE PLAN
UTILITY AND GRADING

JOB
SLCH
SHEET NO.
2



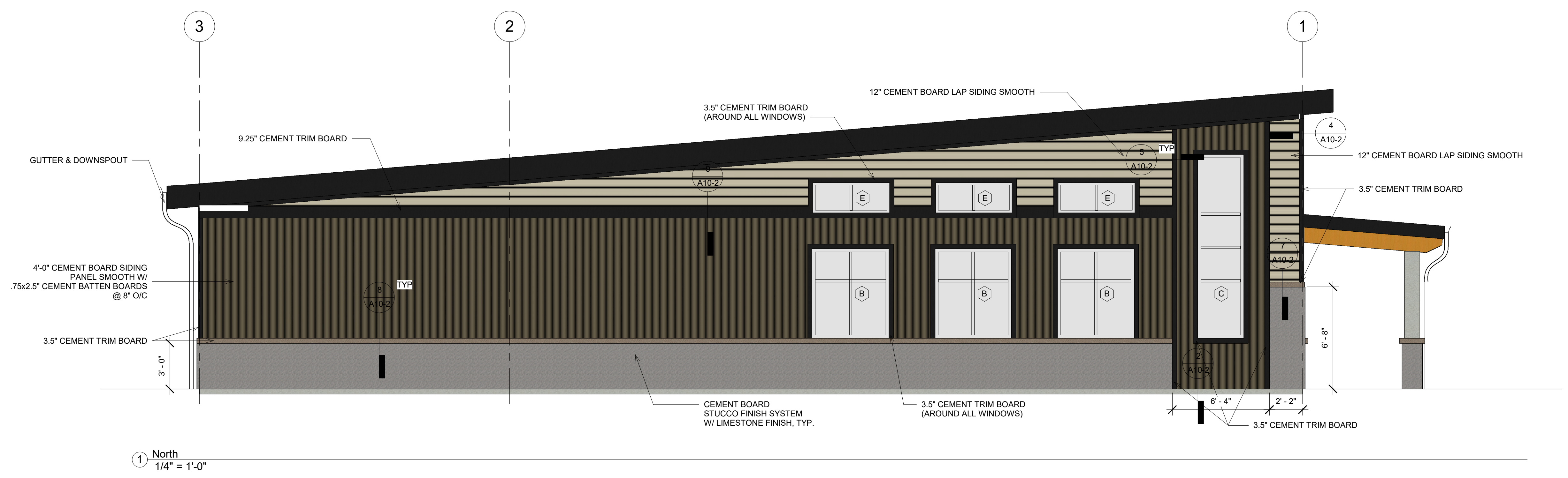
DATE _____

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

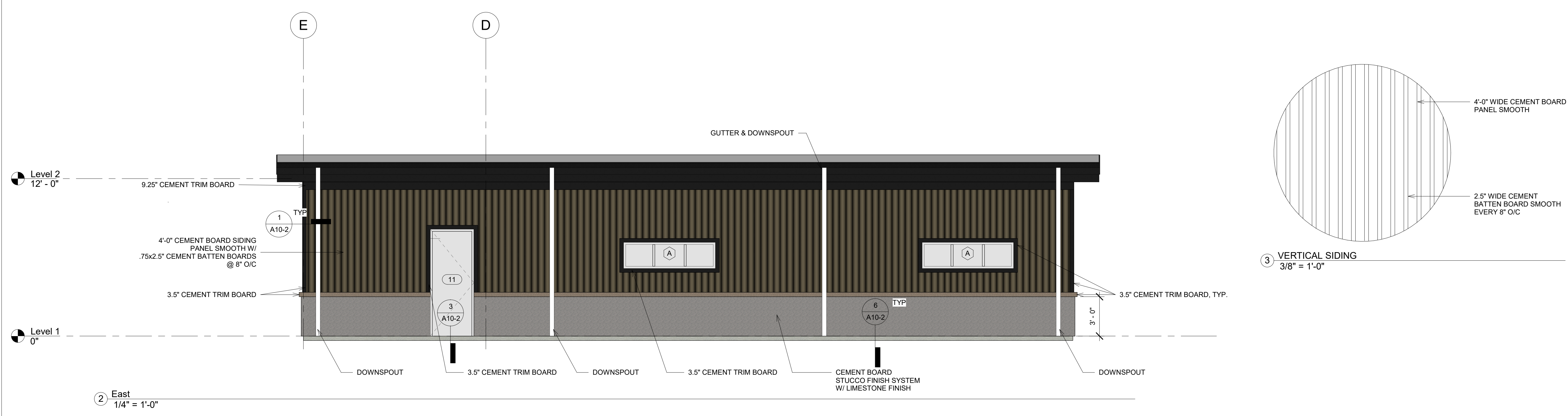
Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 10/23/18
KM RCR
Drawn Checked

A3-1

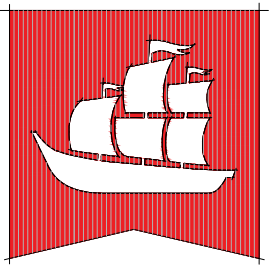
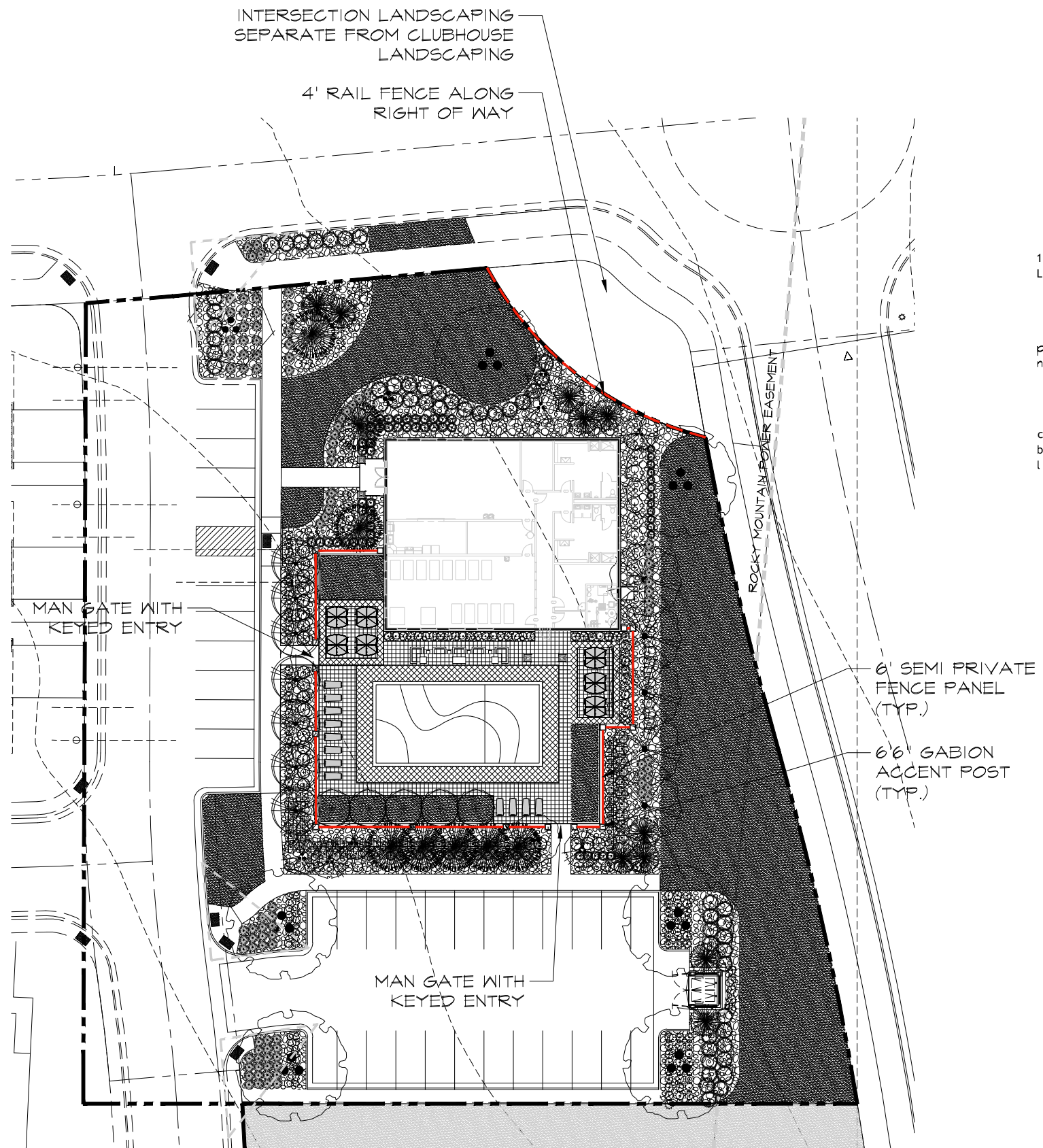
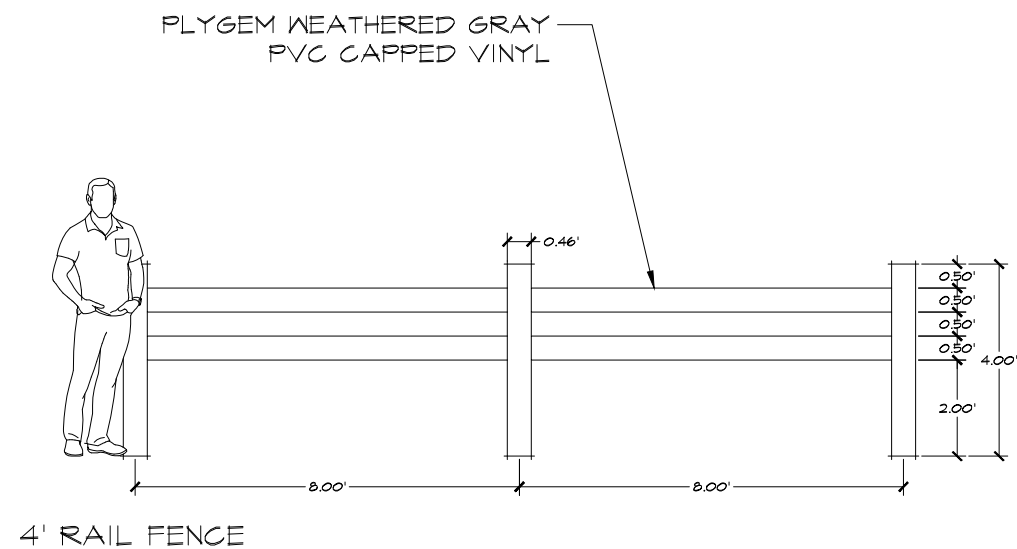
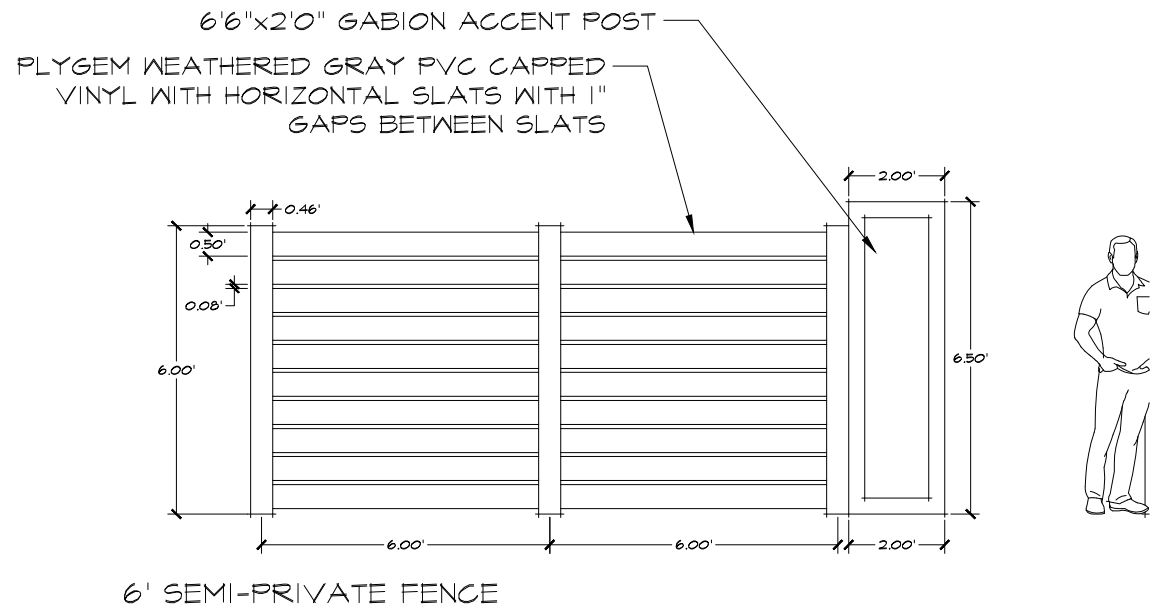


ALL TRIM IS 3.5\"/>



NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

A3-2



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

SILVER LAKE SOUTH CLUBHOUSE

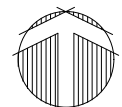
SILVER LAKE MASTER PLANNED COMMUNITY

Eagle Mountain, Utah

DECEMBER 2018

LANDSCAPE
fencing

0' 10' 20' 40'
scale 1"=20' on 22x34 sheet
scale 1"=40' on 11x17 sheet



L7



Eagle Mountain City

Planning Commission Staff Report

January 8th 2019

Project:	<i>Overland Phase C</i>
Applicant	<i>Bryon Prince (Ivory Development)</i>
Request:	<i>Preliminary Plat</i>
Type of Action:	<i>Administrative Action; Public Hearing; Action Item</i>

Background: Overland C is the third (3rd) Preliminary Plat within the Overland Master Development Plan, all three of which are located in Village 1. The Overland MDA/MDP was approved on December 5th 2017. Overland Phase C was presented to the Planning Commission on November 13th 2018 and the item was tabled.

- Village 1 was approved with between 431 and 647 Units, and was anticipated to have 539 Units
 - Phase A contains 80 units
 - Phase B contains 162 units
 - Phase C is proposed with 190 units
- Total 432 units (If Phase C is approved, applicant could provide up to 215 additional units within Village 1)

Village 1 Approved Unit Counts		
Phase		Approved Number of Units
Phase A		80
Phase B		162
Phase C (Proposed)		190
Total		432
Minimum Unit Count		Maximum Unit Count
431		647
Maximum number of units remaining		
215		

Table 1 Village 1 Tracking

Proposal: The applicant is proposing 190 units on 46.15 acres within *Village 1* of the *Overland MDA/MDP*, for an overall density of 4.12 DU/AC. Overland Phase C is located west of Overland A&B, and Frontier Middle School, north of Mid Valley Road. Preliminary Plats are Administrative Actions.



Figure 1 Context Map

Previous Review: On November 13th 2018 the Planning Commission reviewed a proposal for Overland Phase C, a public hearing was opened and no one made comment. Ultimately the Planning Commission tabled the project (4-0) to a future meeting after the following items were addressed:

1. No lots have primary access off of Mid-Valley Road
2. The Plat complies with lot frontage standards (55' Minimum frontage, 20% over 60')
3. Long Ridge Road redesigned as a 63 foot Right-Of-Way

Items for Consideration: The Planning Commission shall take the following items into consideration and reference them when making a recommendation to the City Council.

Lot Frontage: Per **17.25.130.E** all lots must have a minimum frontage of 55 feet and 20% of all lots shall have a minimum lot frontage of 60 feet along a public right-of-way. Overland C exceeds the provision that at least 20% of lots provide at least 60' of frontage, and all lots exceed the minimum frontage of 55 feet.

Connectivity: The project meets the internal connectivity standards with a connectivity score of **1.86** (1.6 required). The only block that exceeds 800' provides a mid-block pedestrian connection, and does not exceed 1,100'.

EMMC **16.30.090.C.4** advocates for external connectivity among projects, calling for a minimum of a paved eight foot pedestrian access to future planned subdivisions. The property owner to the west of the project has approached the City and indicated their desire to master plan a development on their 160 acre parcel, and they have requested an additional east-west connection into Overland. For connectivity purposes staff feels like an additional connection would be a benefit, and sees an ideal location on the south of the proposed park. A connection here would also support the General Plan **Objective 4 in Chapter 6: "Enhance connectivity between neighborhoods, open spaces, and city destinations."**

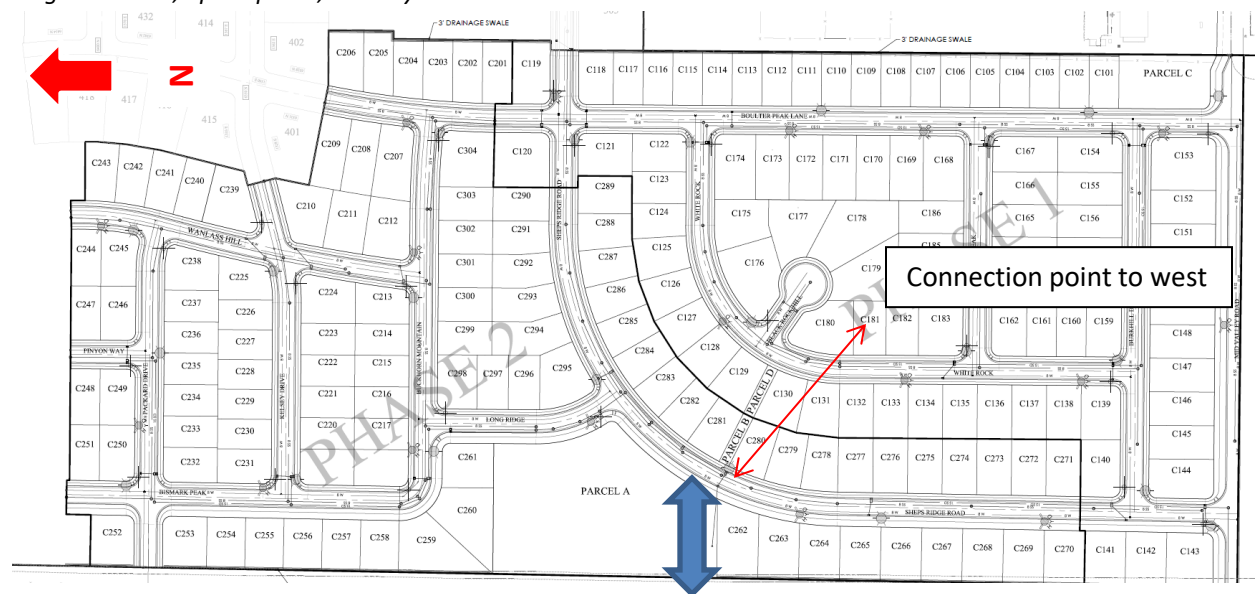


Figure 2 Potential Western Connection

ROW Widths: The applicant has provided a ROW width table within their submittal. While they have corrected most of the problems from the last submittal the table still shows Boulder Peak Lane with a 77 foot ROW, when in actuality it is a standard 53 foot local road.

The new plat does show Sheps Ridge Road as 63' until it meets with Boulter Peak Lane. Long Ridge is shown with a 63 foot right-of-way, and Bismark Peak is shown with a 63 foot right-of-way as requested by the Planning Commission and staff.

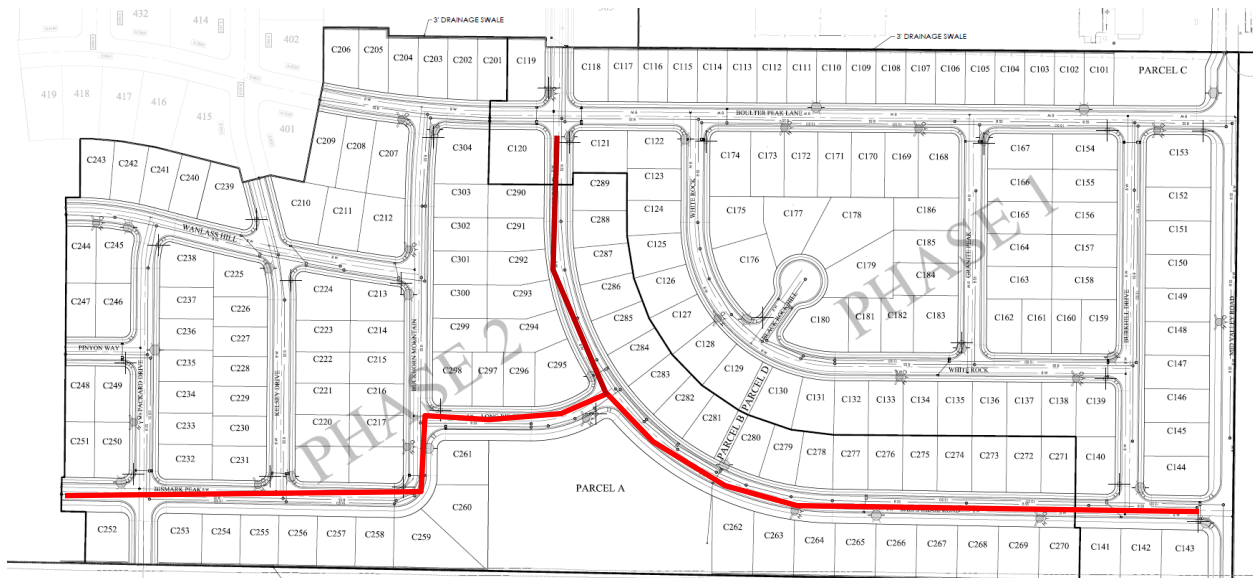


Figure 3 Roads with 63' ROW

Trails: The proposed trails within the Overland development have moved from those included in the Trails Master Plan. The applicant has provided an updated Amended Trails Master Plan, as requested by staff that shows how the trails will connect.



Figure 4 Approved Master Trail Plan



Figure 5 Proposed Trail Plan

As seen in the previous exhibits, the location of the trails have moved slightly, but the overall trail network is roughly intact, with a north-south trail running from Mid-Valley Road to the future Airport Road, an east-west trail still moves from Pony Express Parkway to Sheps Ridge Road, the plan doesn't show two parallel trails moving north and south on the northern boundary of the project.

Parks: Per the Overland MDP/MDA a detailed park plan is required to be approved by the City Council, and the developer shall reasonably cooperate with the City to provide improvements and amenities in public parks that can efficiently and cost effectively be maintained by the City. Design of the Park shall comply with 11.4.1 and 11.4.2 of the Overland MDA.

The 2-Acre park within this development shall be constructed by the sooner of the recording of a plat containing the 300th building permit for Village 1, or within 5 years of the date of the MDA (December 5th 2022).

Access: The applicant has amended the proposal and lots no longer have primary access onto *Mid-Valley Road*.

Village Concept Plan: The conceptual village plan for Overland Village 1 is significantly different than the preliminary plat that was received. While the village plan was for conceptual purposes only, staff feels that since the larger "estate lots" have been removed the applicant should provide an explanation for why they are not complying with the conceptual plan, as well as an explanation of how/where they will be providing larger "estate lots" elsewhere in the development.

The applicant has indicated that their market research shows people want large backyards and homes, but not necessarily larger lots and that large lots are cost-prohibitive due to landscaping and water costs.

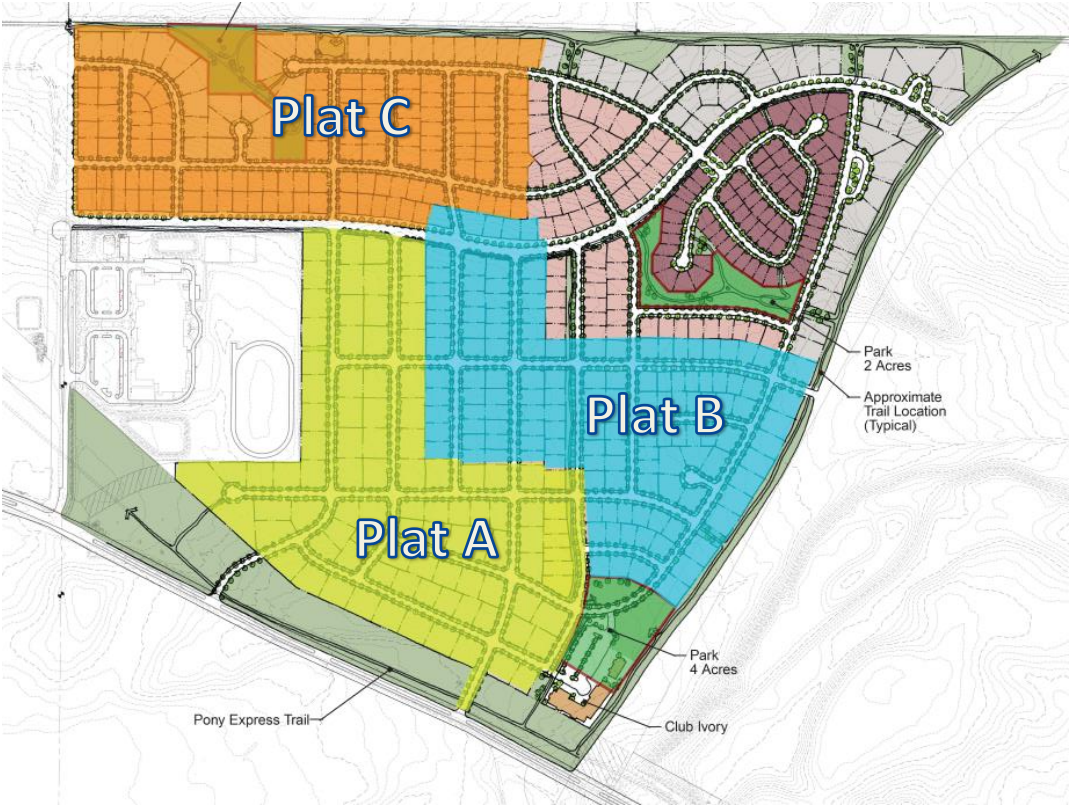
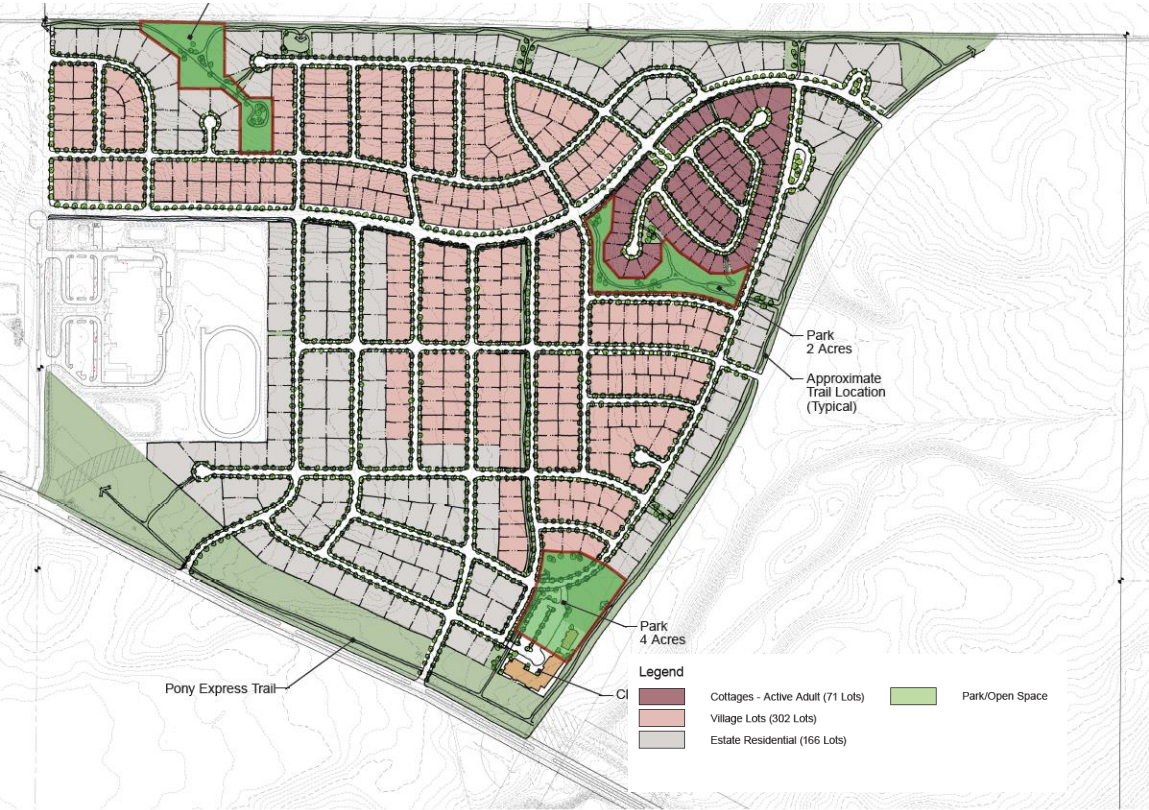


Figure 5 Village 1 Concept Plan (Above) Color Coded (Below)

Traffic Impact Study: The applicant has completed a Traffic Impact Study (TIS) for Overland C the study had the following findings:

- All study intersections currently operate at an acceptable LOS
- All study intersections are anticipated to operate at an acceptable LOS in the AM with Project Traffic
- All study intersections are anticipated to operate at an acceptable LOS during the AM peak with 2024 background traffic
- All study intersections except Sheps Ridge Road and Pony Express Parkway are anticipated to operate at acceptable LOS in 2024 with project and background traffic

The traffic study says that this is not uncommon with a small road connecting to a major road, and recommends having two egress lanes (one for left-turns and another for right-turns)

Possible Motion: The following motions are provided for the Planning Commission's benefit and may be read or referenced when making a motion:

I move that the Eagle Mountain Planning Commission recommend approval of the Overland Phase C preliminary plat to the City Council with the following conditions:

1. *Applicant shall provide a Detailed Park Plan to be approved by the City Council*
2. *An additional road stub shall be provided to the west of the project, on the south side of the park*
3. *Two egress lanes are provided on Sheps Ridge Road accessing onto Pony Express Parkway*
4. *Any other conditions the Planning Commission Deems Appropriate*

Attachments

- Village 1 Concept Plan
- Preliminary Plat
- Approved Master Trails Plan
- Proposed Amended Trails Plan
- Master Transportation Plan
- Traffic Impact Study (EIS)

Staff Report Overview

Overland Phase C Preliminary Plat

Applicant	Bryon Prince (Ivory)	Type of Action	Administrative Action
Request	Preliminary Plat	Previous Meeting	PC 11.13.2018

Executive Summary: The applicant is proposing 190 units on 46.15 acres within *Village 1* of the *Overland MDA/MDP*, for an overall density of 4.12 DU/AC

Vicinity Map



Items for Consideration

Parks: The applicant shall provide a parks plan to the City Council, and comply with all park provisions within the Overland MDA

Village Concept Plan: Proposed plat is significantly different than the Village 1 Concept Plan, including fewer Estate Lots, the applicant indicated this is based on their market research.

Trails: The applicant has moved trails, an updated trails master plan has been provided.

Connectivity: The project meets internal connectivity standards, a neighboring property owner has asked for an additional east-west stub, the code, general

plan, and staff supports an additional connection stub.

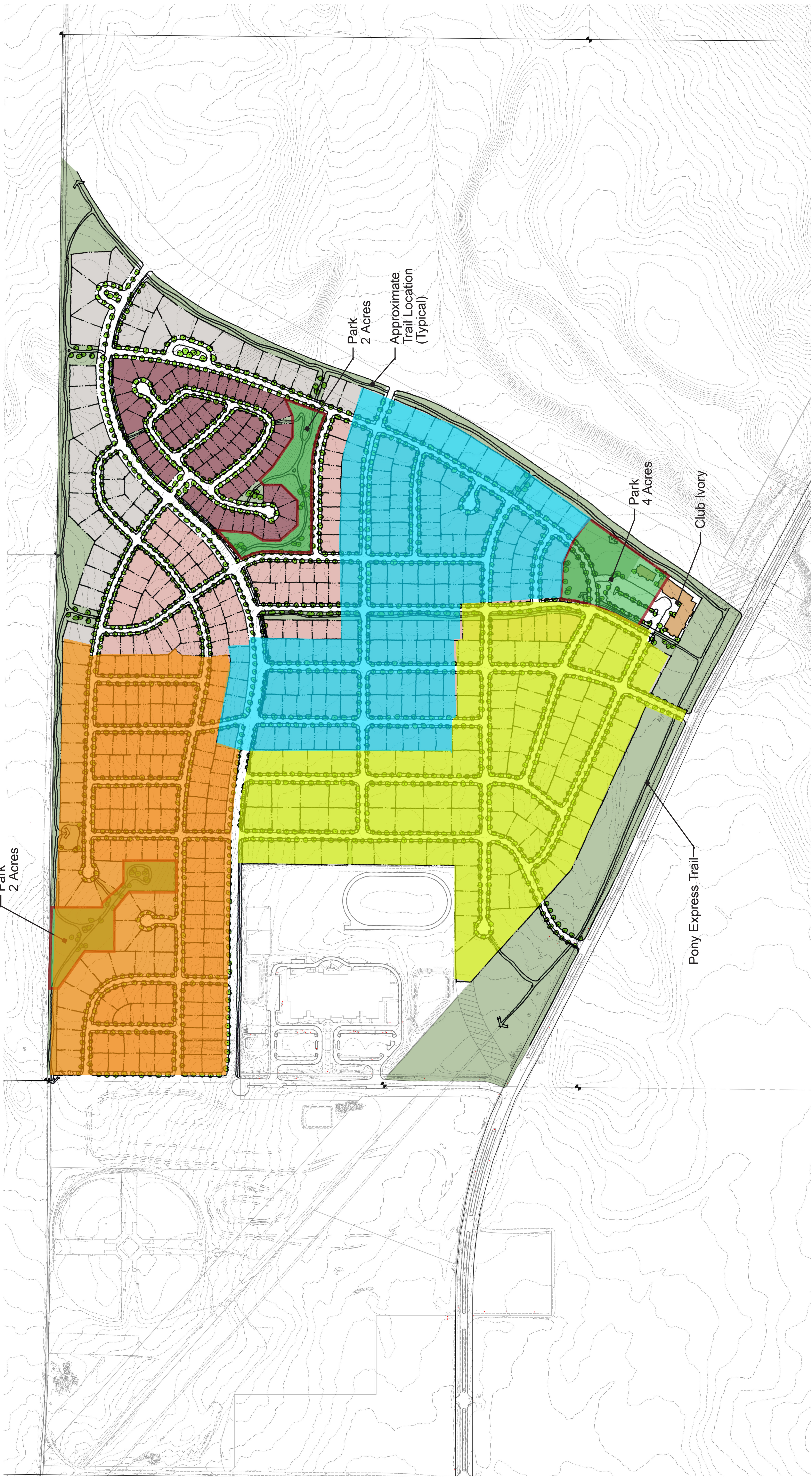
Possible Motion

I move that the Eagle Mountain Planning Commission recommend approval of the Overland Phase C preliminary plat to the City Council with the following conditions:

1. Applicant shall provide a Detailed Park Plan to be approved by the City Council
2. An additional road stub is provided to the west of the project, on the south side of the park
3. Two egress lanes are provided on Sheps Ridge Road accessing onto Pony Express Parkway
4. Any other conditions the Planning Commission Deems Appropriate

Attachments

- Village 1 Concept Plan
- Preliminary Plat
- Approved Master Trails Plan
- Proposed Amended Trails Plan
- Master Transportation Plan
- Traffic Impact Study



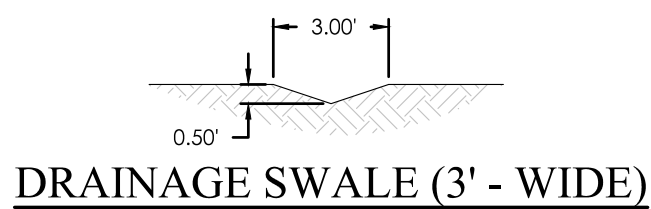
- Legend**
- Cottages - Active Adult (71 Lots)
 - Village Lots (302 Lots)
 - Estate Residential (166 Lots)
 - Park/Open Space



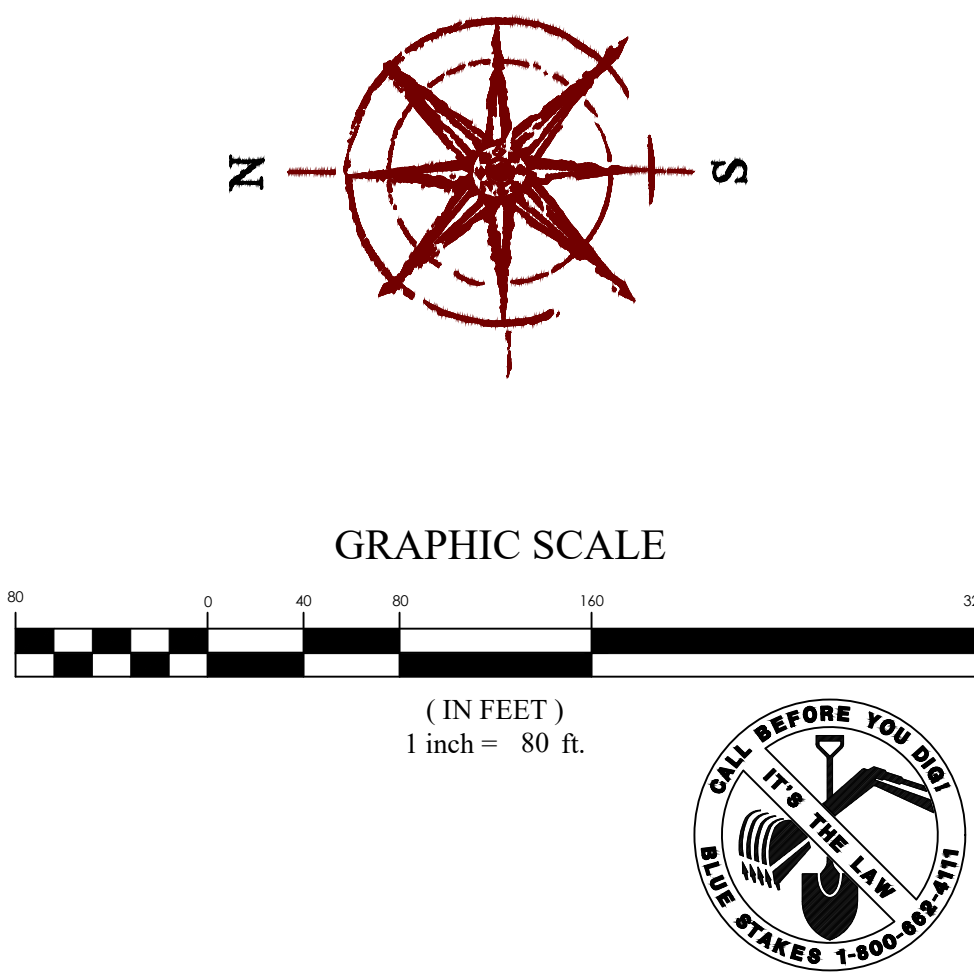
Overland Village 1 Plan

ROW WIDTHS

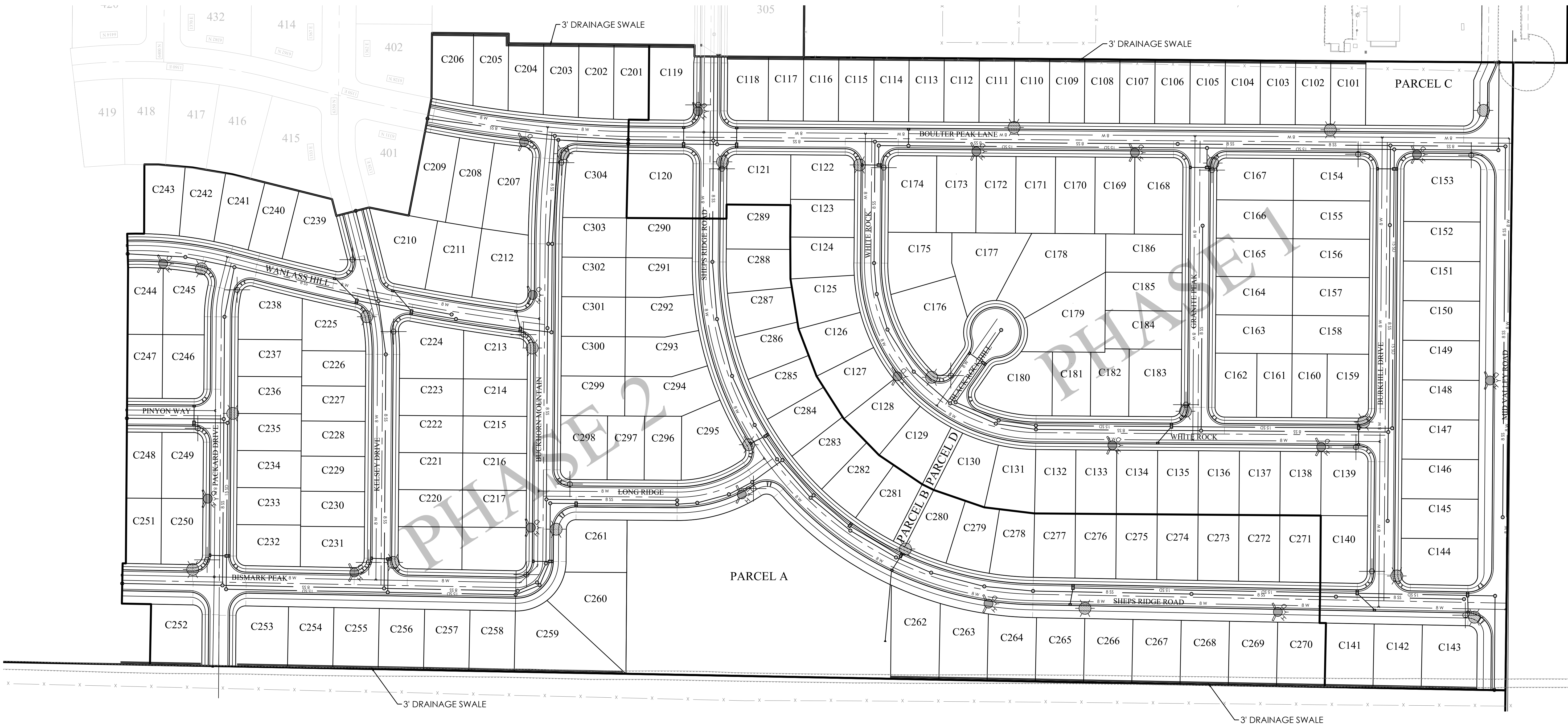
BOULTER PEAK LANE:	77 FEET
KELSEY DRIVE:	53 FEET
SHEPS RIDGE ROAD:	53&63 FEET
BISMARK PEAK:	63 FEET
PINYON WAY:	53 FEET
WANLASS HILL:	53 FEET
PACKARD DRIVE:	53 FEET
BUCKHORN MOUNTAIN:	53&63 FEET
LONG RIDGE:	63 FEET
WHITE ROCK:	53 FEET
BLACK ROCK HILL:	53 FEET
GRANITE PEAK:	53 FEET
BURKHILL DRIVE:	53 FEET
MID VALLEY ROAD:	134 FEET



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



NOTES:
LOTS C144 - C153 WILL NOT FRONT ONTO MID VALLEY ROAD
AND MUST FRONT ONTO BURKHILL DRIVE

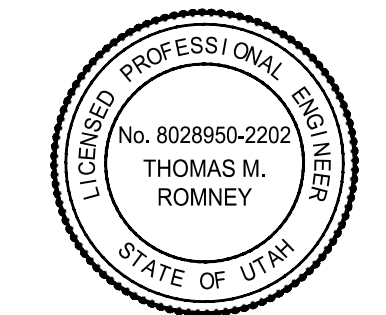


OVERLAND PHASE C
A PORTION OF THE SW 1/4 & THE SE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH
PRELIMINARY SITE AND UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

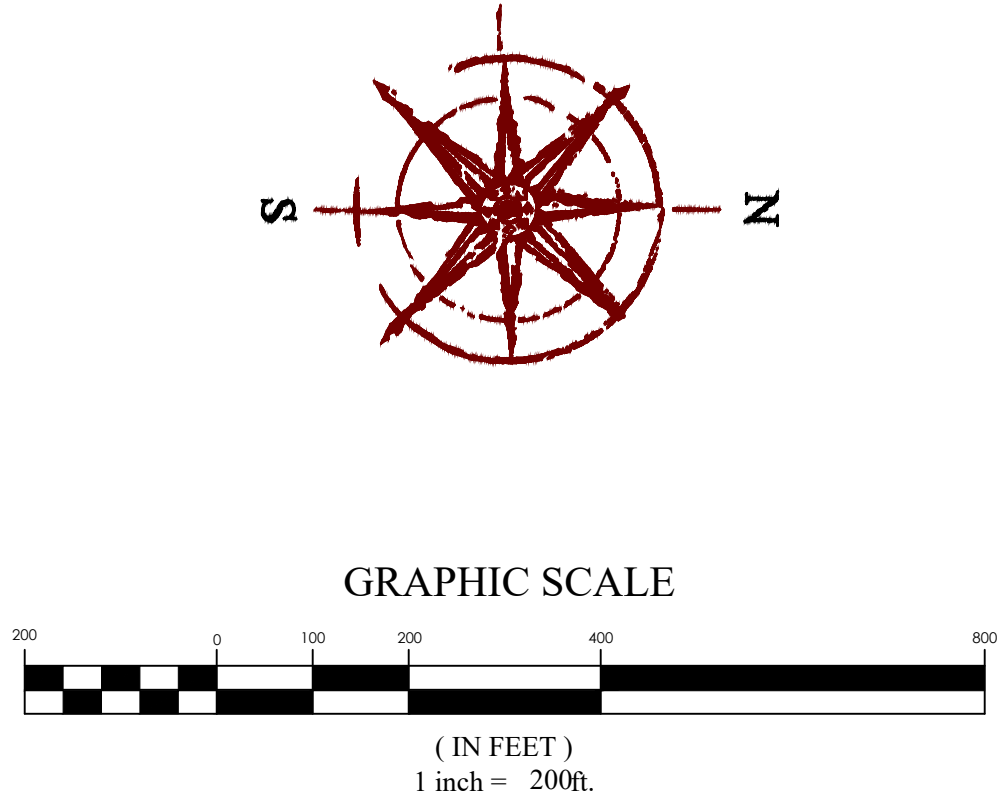
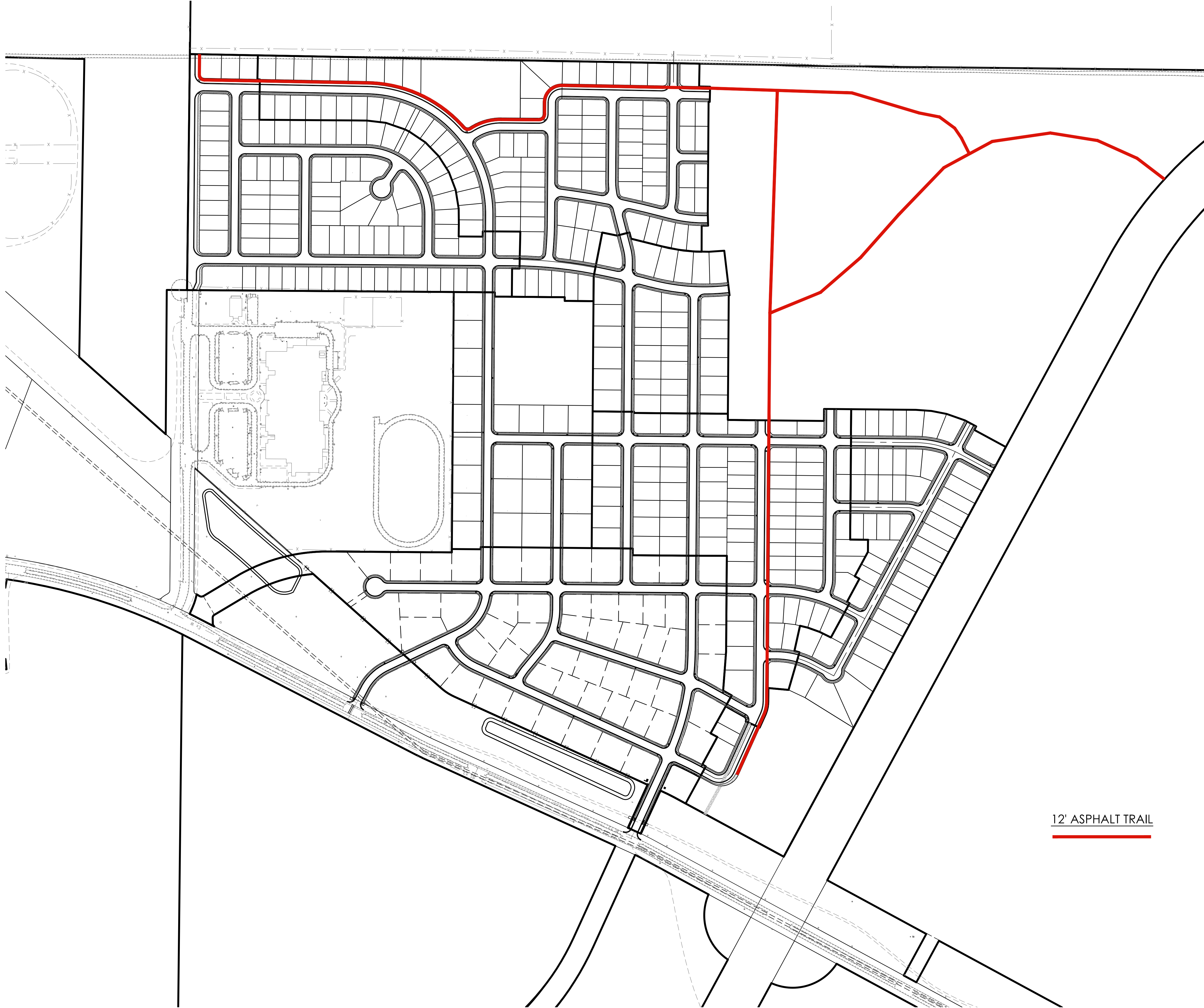
PRELIMINARY SITE AND UTILITY PLAN	
Scale: 1"=80'	Drawn: CMC
Date: 12/03/18	Job #: 18-320
Sheet:	C02

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





Overland Master Trails Plan



12' ASPHALT TRAIL

OVERLAND VILLAGE ONE
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
MASTER TRAIL EXHIBIT

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

REVISION BLOCK		DESCRIPTION
#	DATE	
1	12/20/18	17-427
2	12/20/18	17-427
3	12/20/18	17-427
4	12/20/18	17-427
5	12/20/18	17-427
6	12/20/18	17-427

MASTER TRAIL EXHIBIT

Scale: 1"=200

Drawn: MW

Date: 12/20/18

Job #: 17-427

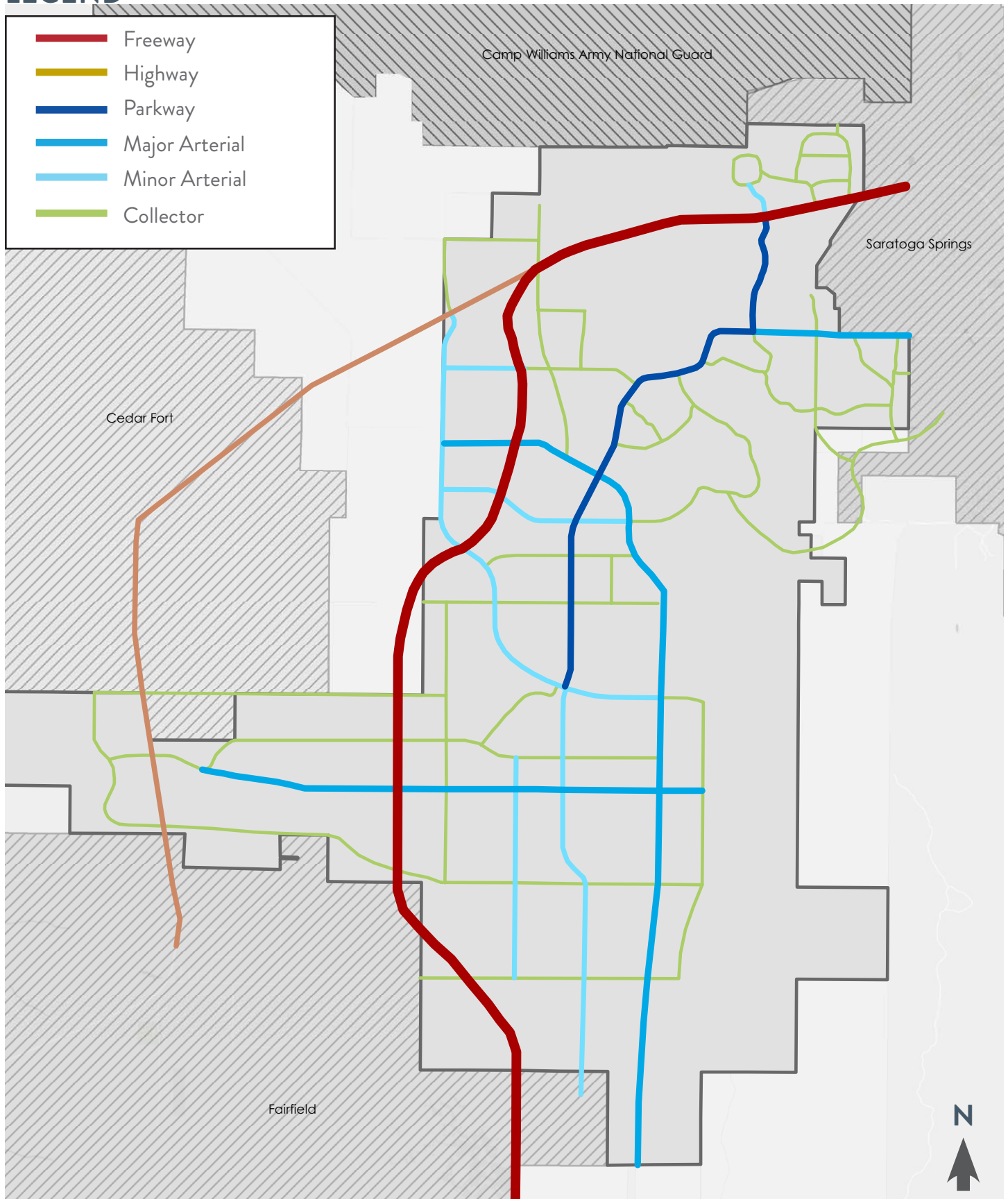
Sheet:

1 OF 1

FUTURE TRANSPORTATION MASTER PLAN

LEGEND

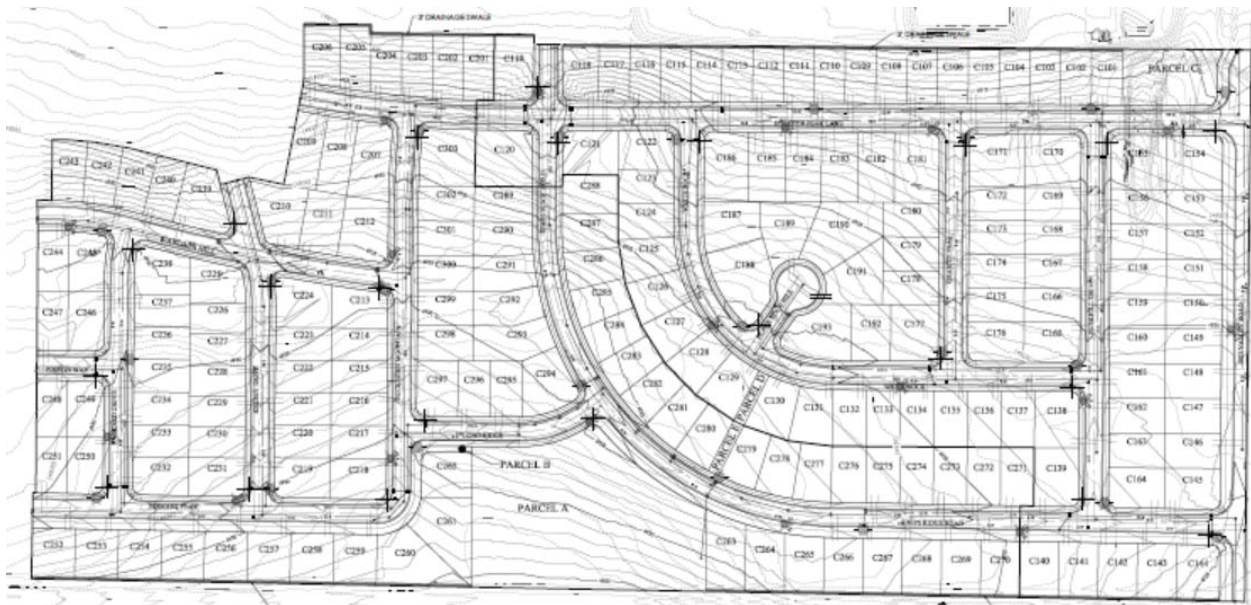
- Freeway
- Highway
- Parkway
- Major Arterial
- Minor Arterial
- Collector



ADOPTED VERSION JULY 2018

Overland Village 1 Phase C

Traffic Impact Study



Eagle Mountain, Utah

December 11, 2018

UT18-1356

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Overland residential development located in Eagle Mountain, Utah. This study will only look at the Overland Village 1 Phase C, a small portion of the overall development. The proposed project is located north of Mid Valley Road and between Frontier Middle School and Six Mile Cutoff Road.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 conditions were also analyzed.

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

TABLE ES-1 LOS Analysis - Evening Peak Hour Eagle Mountain - Overland Village 1 Phase C TIS				
Intersection	Level of Service (Sec/Veh) ¹			
	Existing (2018) Background	Existing (2018) Plus Project	Future (2024) Background	Future (2024) Plus Project
Lowe Peak Drive / Pony Express Pkwy	A (6.8) / EB	A (8.3) / EB	D (28.3) / EB	D (35.0) / EB
Sheps Ridge Road / Pony Express Pkwy	A (3.9) / EB	A (6.3) / EB	D (32.1) / EB	E (43.3) / EB
Mid Valley Road / Pony Express Pkwy	A (10.0)	B (10.2)	C (22.6)	D (26.2)
Access 1 / Mid Valley Road	-	A (4.1) / SB	-	A (4.0) / SB
Access 2 / Mid Valley Road	-	A (3.8) / SB	-	A (3.8) / SB
1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections. 2. This intersection is a project access and was only analyzed in "plus project" scenarios. Source: Hales Engineering, November 2018				

TABLE ES-2
Recommended Storage Lengths
Eagle Mountain - Overland Village 1 Phase C TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Lowe Peak Drive / Pony Express Pkwy	100	-	-	100	-	75	-	-
Sheps Ridge Road / Pony Express Pkwy	100	-	-	100	-	75	-	-
Mid Valley Road / Pony Express Pkwy	175	-	-	-	-	150	-	-
Access 1 / Mid Valley Road	-	-	-	50	-	-	-	50
Access 2 / Mid Valley Road	-	-	-	50	100	-	-	50

Source: Hales Engineering, November 2018

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the morning peak hour in existing (2018) background conditions.
 - There are currently no turn pockets off of Pony Express Parkway in the north or southbound directions. Pony Express Parkway is a higher speed roadway and will continue to become more congested.
 - It is recommended that north- and southbound right- and left-turn pockets be constructed at both Sheps Ridge Road and Lowe Peak Drive. These turn pockets will increase safety by providing space for vehicles slowing down to get out of the main line of travel.
- The development will consist of residential single-family homes.
 - Southbound right- and left-turn lanes should be considered at both Access 1 and Access 2
 - East- and westbound right- and left-turn turn pockets should be considered at both Access 1 and Access 2.
- All study intersections are anticipated to operate at an acceptable LOS during the morning peak hour with project traffic added.
- All study intersections are anticipated to operate at an acceptable LOS during the morning peak hour in future (2024) background conditions.
 - Long queues are anticipated during the morning and evening peak hours in the north- and southbound directions, respectively.
 - It is recommended that a signal be constructed at Mid Valley Road when warrants are met after pony Express Parkway is widened to have two travel lanes in each direction.
- All study intersections are anticipated to operate at an acceptable LOS during the morning peak hour in future (2024) plus project conditions except Sheps Ridge Road / Pony Express Parkway.
 - It is not uncommon that small side streets turning onto busy arterials have to wait longer than typically acceptable. Gaps along Pony Express Parkway will become fewer and harder to find in the future.
 - One option to potentially improve LOS is to have two egress lanes, one for left-turns and another for right-turns.
 - If delays are longer than vehicles are willing to wait, they can reroute to the all-way stop at Mid Valley Road / Pony Express Parkway.



Eagle Mountain City

Planning Commission Staff Report

January 8th 2019

Project:	<i>Pole Canyon Mass Grading</i>
Applicant	<i>DAI (Nate Shipp)</i>
Request:	<i>Rezone to include the Extractive Industries Overlay Zone</i>
Type of Action:	<i>Public Hearing; Action Item</i>

Background: Pole Canyon was annexed into the City in January of 2010. When the property was annexed into the City a Master Development Plan and Agreement was also adopted granting development rights for up to 9,863 units on 2,733.13 acres for a gross density of 3.61 DU/AC

Proposal: The applicant has applied for a mass grading permit to prepare their property for development in accordance with their MDA/MDP. The applicant is applying for the Extractive Industries Overlay Zone to be added to their property along with the mass grading permit which would allow them to extract earth products and/or produce asphalt/concrete. This would also allow material removed as a part of the mass grading to be sold or used off site in accordance with the regulations and restrictions found in chapter 17.54 of Eagle Mountain Municipal Code (EMMC).

Rezone Criteria for Approval: Rezone proposals are evaluated using the following criteria:

- Compliance with General Plan
- Compatibility Determination
- City Services
- Traffic Generation
- Property Values

Compliance with Future Land Use Plan (General Plan): The Eagle Mountain General Plan designates the future land use of the property as *Neighborhood Residential One*, which is defined by the general plan as **"A mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, and including improved neighborhood open space"** The Current Zoning of the property is *Residential*.

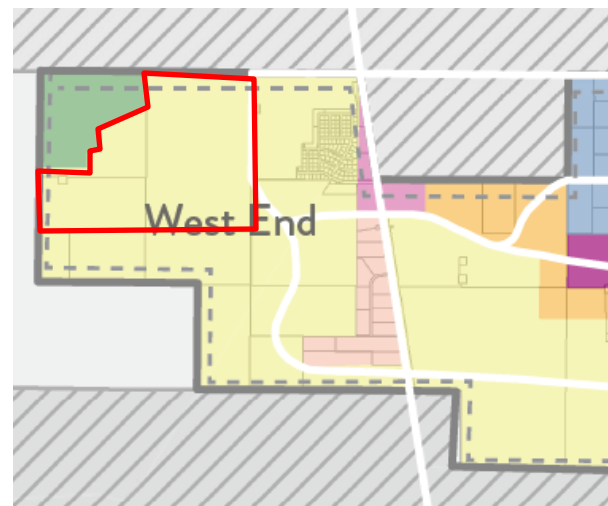


Figure 1 Future Land Use Map & Proposed Rezone Area

Compatibility Determination: It should be noted that the extractive industries overlay zone does not alter the underlying zoning of the property.

The zoning of property adjacent to this project includes:

- North: Property to the north is a Boy Scout Camp and other property that is outside of city boundaries
- East: The property to the east is zoned Residential within the Pole Canyon MDA/MDP
- West: The property to the west is currently outside of City Boundaries
- South: The property to the south is zoned Residential within the Pole Canyon MDA/MDP

City Services: The proposal to add the extractive industries overlay zone to the property is not anticipated to place a burden on City Services.

Traffic Generation: The applicant must designate a truck route to be used for the transportation of materials, and provide adequate dust control mitigation. Truck Traffic shall not utilize Wilson Avenue. EMMC Chapter 17.54 requires a traffic study to be submitted along with the excavation permit.

Property Values: The closest existing development is approximately 1,154 feet away from the boundaries of the proposed extractive industries overlay zone. The mass grading is in preparation for development of additional residential neighborhoods, which should have a positive impact to property values. Measures must be taken, however, to make sure that dust, noise, and other impacts are mitigated properly to minimize any impact on the adjacent neighborhood.

Items for Consideration: The following items should be considered by the Planning Commission.

Permit Required: Applicant will need to obtain a mining/extraction permit (also referred to as a grading/excavation permit) from the City prior to excavating and removing any material from the site. EMMC Chapter 17.54 lists the items required to be submitted with the application, including a phasing plan, grading plan, storm water pollution prevention plan, revegetation plan, drainage plan, traffic study, and a financial analysis.

The applicant will also need to obtain a permit from the Utah State Division of Oil, Gas, and Mining, place any required reclamation bonds, or provide the City with a letter from the DOGM stating that they do not consider the operation to be a mining facility. If DOGM requires a reclamation plan and financial security for the operation, this plan and evidence of a bond may be submitted to the City in lieu of the items listed previously.

Dust Mitigation: Dust mitigation is always a concern with mining operations, and the applicant will need to provide for adequate on-site dust control and should indicate the water source to be utilized for dust control, and provide a detailed plan of the dust control measures they will take. The City may require additional dust control measures at any time if approved dust control plans are not satisfactorily controlling dust.

Traffic: The applicant shall designate a truck route, and truck traffic shall not utilize Wilson Avenue.

Grading Plan: If the overlay zone is approved, the applicant shall still be required to provide the Engineering department with a Grading Plan and shall receive permits from the City. The applicant will also be required to be permitted as a large mine by the State of Utah (if required by DOGM or MSHA) and comply with all applicable regulations.

Blasting: If the applicant anticipates doing any blasting they shall get an explosives permit from UFA, and receive a blasting permit approval from the Eagle Mountain City Council, and comply with all standards in EMMC 8.25 Explosives.

Master Development Agreement: The processing of materials is defined within the current Pole Canyon MDA, paragraph 20 states:

On-Site Processing of Natural Materials. Notwithstanding anything to the contrary herein, the PCIG, and/or its agents, successors, assigns, tenants, guests, and invitees shall be permitted to extract and process the natural materials located on the PCIG Property such as aggregate (rock, sand, or gravel), for temporary purposes and in connection with the grading, excavation, and other ordinary and customary development processes for the PCIG Property. Such natural materials may be used in the construction of infrastructure, homes, or other buildings or improvements located on the PCIG Property and other locations outside the PCIG Property. **No extraction, processing or other form of mining activities shall occur within the PCIG Property unless the party performing such activities has obtained necessary permits and approvals prior to commencement of such activities from the City.**

It is the opinion of staff that as a part of acquiring the necessary permits and approvals from the City (Rezoning and Mining/Extraction Permit) that the applicant should also be required to either update the Master Development Agreement or receive approval of a separate agreement to include:

- *Appropriate Hours of Operation*
- *Dust Mitigation Standards*
- *Truck Routes*
- *A Timeline for the Extraction Operation*
- *Reclamation Plans*

The agreement should be worded in such a way that the developer's right to process and remove sand and gravel should be predicated on complying with all provisions of City Code and the terms and conditions set forth in the approval and MDA amendment. The MDA amendment shall include plans for the phasing of material processing, plans for reclamation, and requirements for cash reclamation bonds. In addition to these requirements the MDA amendment should also establish a fine structure for violation of hours of operation and other requirements of the approval.

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

Motion #1 -Approval

I move that the Eagle Mountain Planning Commission recommend approval of the Pole Canyon Extractive Industries Overlay Zone Rezone to the Eagle Mountain City Council with the following conditions:

1. *The applicant identifies a truck route to be used for the transportation of materials, to be approved by the City Engineer and the City Council. Truck traffic shall not utilize Wilson Avenue.*
2. *Dust Control Mitigation for truck route to be approved by Eagle Mountain Engineer*
3. *Applicant shall provide a detailed dust control plan to be approved by the City and the City may require additional dust control measures at any time if approved dust control plans are not satisfactorily controlling dust.*
4. *The applicant will need to obtain a permit from the Utah State Division of Oil, Gas, and Mining, place any required reclamation bonds, or provide the City with a letter from the DOGM stating that they do not consider the operation to be a mining facility.*

5. *Applicant will need to coordinate with MSHA for all applicable permits.*
6. *Prior to receiving approval for an mining/extraction (grading/excavation) permit from the City Engineer, the Pole Canyon Master Development Agreement shall be amended to include appropriate hours of operation, dust mitigation standards, truck routes, and a timeline for the operation.*

Motion #2 – Table

I move that the Eagle Mountain Planning Commission table the proposed Pole Canyon Extractive Industries Overlay Zone Rezone until the following items/details are provided for Planning Commission review:

1. *An identified truck route to be used for the transportation of materials*
2. *Dust Control/Mitigation plans for Truck Route*
3. *Dust Control/Mitigation plans for the extractive industries site*
4. *Detailed hours of operation*
5. *Project timeline is defined.*

Motion #3 - Denial

I move that the Eagle Mountain Planning Commission recommend denial of the proposed Pole Canyon Extractive Industries Overlay Zone to the City Council based on the following findings of fact:

1. *(list findings of fact linked to rezone criteria listed earlier in this report)*



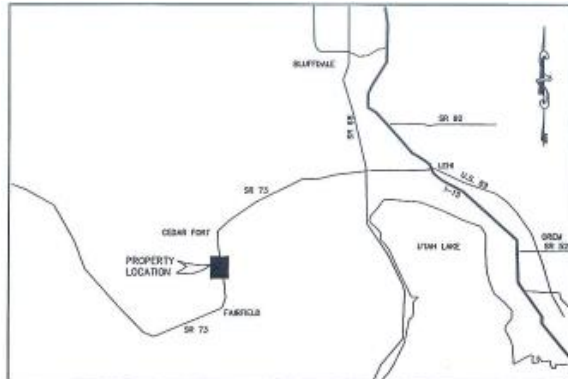
Staff Report Overview

Pole Canyon EIO Overlay -Rezone

<u>Applicant:</u>	DAI Utah	<u>Type of Action:</u>	Public Hearing; Action Item
<u>Request:</u>	Rezone	<u>Previous Meeting:</u>	N/A

Executive Summary: The applicant has applied for a mass grading permit to prepare their property for development in accordance with their MDA/MDP. The applicant is applying for the Extractive Industries Overlay Zone to be added to their property along with the mass grading permit which would allow them to extract earth products and/or produce asphalt/concrete. This would also allow material removed as a part of the mass grading to be sold or used off site in accordance with the regulations and restrictions found in chapter 17.54 of Eagle Mountain Municipal Code (EMMC)

Vicinity Map



Surrounding Zoning

- **North:** Property to the north is a Boy Scout Camp and other property that is outside of city boundaries
- **East:** The property to the east is zoned Residential within the Pole Canyon MDA/MDP
- **West:** The property to the west is currently outside of City Boundaries
- **South:** The property to the south is zoned Residential within the Pole Canyon MDA/MDP

Items for consideration:

Permits Required: Applicant will need a grading/excavation permit, and a permit from

Utah State Division of Oil, Gas, and Mining.
Applicant must meet all requirements.

Dust Mitigation: the applicant will need to provide for adequate on-site dust control and should indicate the water source to be utilized for dust control, and provide a detailed plan of the dust control measures they will take

Traffic: The applicant shall designate a truck route, and truck traffic shall not utilize Wilson Avenue.

Grading Plan: If the overlay zone is approved, the applicant shall still be required to provide the Engineering department with a Grading Plan and shall receive permits from the City, and state

Blasting: If the applicant does any blasting must comply with EMMC 8.25 Explosives.

Master Development Agreement: the applicant should also be required to either update the Master Development Agreement or receive approval of a separate agreement to include:

- *Appropriate Hours of Operation*
- *Dust Mitigation Standards*
- *Truck Routes*
- *A Timeline for the Extraction Operation*
- *Reclamation Plans*

Site Summary

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

Area	Planning Area Type	Acres	Overall Density	Units
1	Residential	108.73	4.5	489
2	Residential	121.72	5.5	670
3	Residential	226.57	5.5	1,247
4	Residential	87.27	4.5	393
5	Residential	207.2	4.5	932
6	Residential	158.74	3	476
7	Residential	231.79	3	695
8	Residential	246.24	5.25	1,293
9	Residential	258.26	4.5	1,162
10	Residential	152.1	4.5	684
11	Residential	187.31	5.45	1,021
12	Residential	7.06	2.83	20

Mixed-use Planning Area (MUPA)				
1	Mixed Use	65.09	12	781

Commercial Planning Areas (CPA)				
1	Wilson Comm	5.5±	n/a	n/a
2	Comm / Retail	8.13	n/a	n/a
3	Comm / Retail	63.29	n/a	n/a
4	Comm / Retail	28	n/a	n/a

Business Park Planning Areas (BPA)				
1	Business Park	152.63	n/a	n/a
2	Business Park	169	n/a	n/a
3	Business Park	120.94	n/a	n/a
4	Business Park	123.06	n/a	n/a

Total Dev Agreement Units 9,863
Total Dev Agreement Acres 2,733.13
Gross Density 3.61

Parcels Outside of Development Agreement Boundary
Parcels

Area	Land Use / Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	63.52	0.17	11
D	MMN, LLC	5.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	2B Investments, LLC	48.14	TBD	TBD
G	Jody B. Brown Trust	10.02	TBD	TBD
H	White Hills SSD	24.98	TBD	TBD
I	Bowles Property	83.61	TBD	TBD
J	"Checkerboard" Properties	61.85	TBD	TBD
K	Highway Right-of-way	18.62	n/a	n/a

Total Acres Outside Development Agreement 392.20 Acres

Total Acres	
Inside Development Agreement	2,733.13
Outside Development Agreement	392.20
Total Annexation Area Acres	3,125.33

Planning Goals

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

Plan Key

- Planning Area Boundary
- ★ Proposed Schools
- ★ Proposed Public Safety Facility
- ★ Proposed Neighborhood Park
- Potential Church Site
Church sites will be located throughout each planning area on an as-needed basis
- Potential Assisted Living Facility

Project Road Classifications

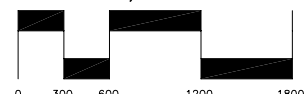
- == Arterial Road Corridors
- - - Major Collector Road Corridors
- - - Minor Collector Road Corridors
- - - Local Street

Boundary Classifications

- - - Annexation Boundary
- - - Development Agreement Boundary
- - - Master Plan Area

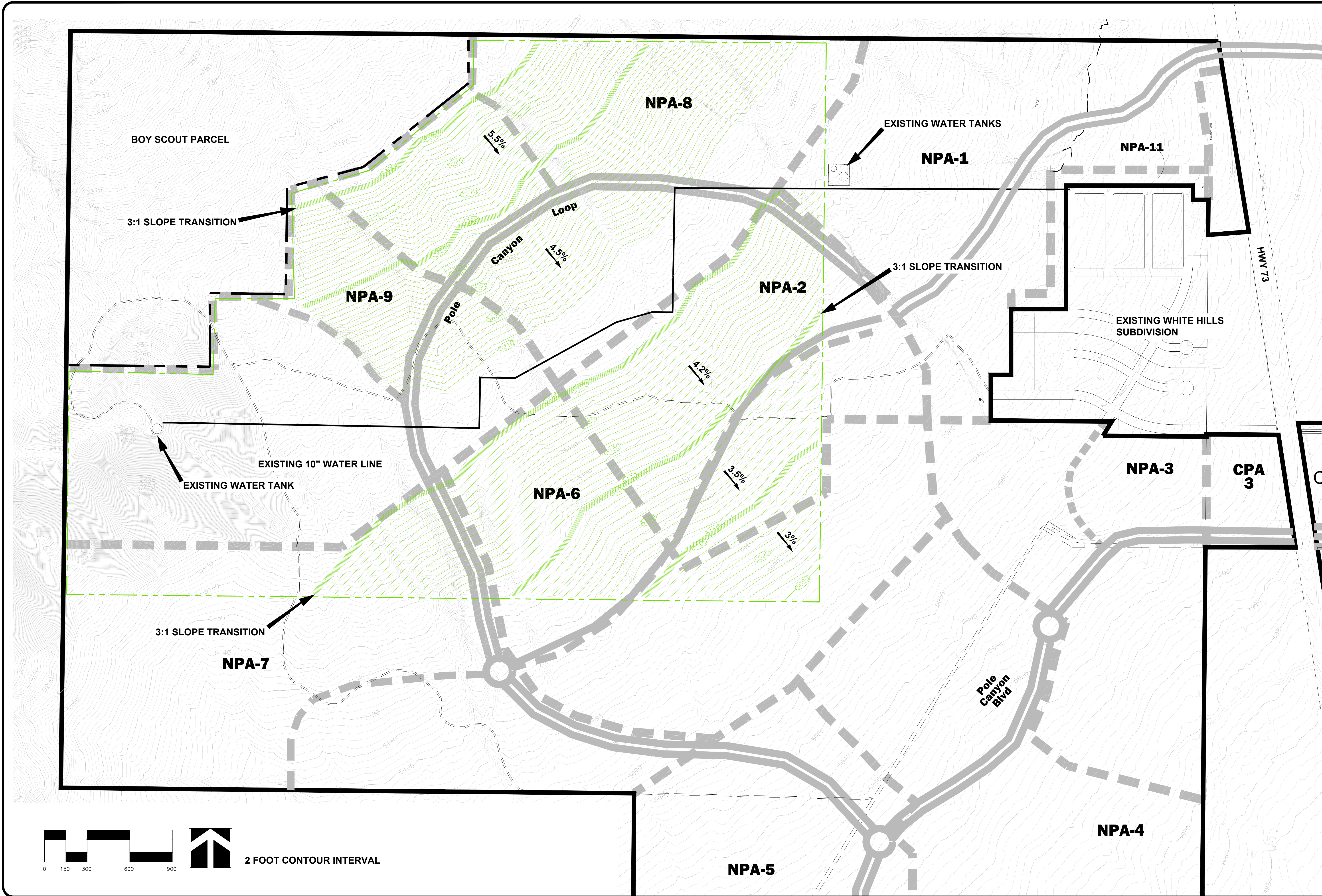


June 19, 2009



Land Use Plan Exhibit 2





JACKSON ENGINEERING
 3376 STONEWELL LANE
 COTTONWOOD HEIGHTS UTAH 84121
 PHONE (801) 558-5293
 FAX (801) 943-0108

FOR:
 OQUIRRH WOOD RANCH, LLC
 1099 W SOUTH JORDAN PKWY
 SOUTH JORDAN, UT 84095

CONTACT:
 NATE SHIPP
 (801) 495-3415

**OQUIRRH WOOD RANCH
 MASTER DEVELOPMENT PLAN
 MASS GRADING PLAN**

NO.	DATE	REVISION	BY

PROJECT NO.: DATE:
 10/26/18

DRAWN BY: CHECKED BY:
 SP SJ

PROJECT MANAGER:
 S. JACKSON

**GRADING
 C100**