



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

SEPTEMBER 10, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - Open Meeting Training

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. August 27, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/ADVISORY - Gardner Farms Concept Plan

BACKGROUND: (Presented by Senior Planner, David Stroud) Gardner Farms is a 160-acre master plan containing single-family, multi-family stacked and townhome dwellings. Commercial is proposed along Eagle Mountain Boulevard as well as property under the ownership of Intermountain Healthcare.

7.B. ACTION ITEM/PUBLIC HEARING - The District Master Site Plan & Preliminary Plat

BACKGROUND: (Presented by Senior Planner, David Stroud) Master Site Plan approval of commercial development on Parcels 59:044:0041, 59:044:0175, 59:044:0176, 59:044:0112, 53:228:0001, 53:228:0002, 53:228:0003, and 53:228:0004. This project includes 19.26 acres and is located at Eagle Mountain Boulevard and Pony Express Parkway.

7.C. ACTION/PUBLIC HEARING - Rose Ranch Rezone & Master Development Plan

BACKGROUND: (Presented by Senior Planner, David Stroud) Master Development Plan of Rose Ranch on Parcel 59:043:0016. This project consists of 79.85 acres and is located at approximately 200 E. Willard Peak Road. Also, Rezone from Agriculture to R2 and R3 for the purpose of constricting single-family homes.

7.D. ACTION/PUBLIC HEARING - Ranches Properties Rezone and 29, 30, & 31 of Eagle

Mountain Properties - Rezone

BACKGROUND: (Presented by Planning Director, Brandon Larsen and Senior Planner, Robert Hobbs)

Zone map and future land use map amendments for noted parcels generally located in The Ranches and Eagle Mountain Properties MDP areas of the City. Approximately 216 acres of land are included in this proposal. The following parcels are the ones to be included: 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006.

7.E. ACTION/PUBLIC HEARING - Granite Credit Union - Site Plan

BACKGROUND: (Presented by Planner, Steven Lehmitz) Site plan review and recommendation of a Granite Credit Union, located on Parcel 66:403:0103, which is behind the Maverick at Ranches Parkway and SR-73.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

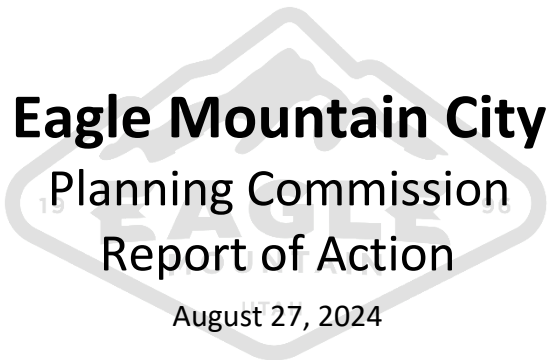
THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 5 day of September, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



Eagle Mountain City

Planning Commission

Report of Action

August 27, 2024

ITEM #7.B. The applicant, Zane Berry, is proposing to rezone their property from Agriculture to Foothill Residential. The property (Parcel No. 59:019:0015) is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments. For the rezone to be compatible with the General Plan, the property must be amended on the General Plan from Agricultural/Rural Density Two to Foothill Residential. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org GPA-24-1

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 27, 2024:

RECOMMENDED APPROVAL

On a vote of 4:1, the Planning Commission recommended that the City Council approve the above-noted application.

Motion By: Jason Allen (**to Recommend Approval**)

Second By: Robert Fox

Votes in Favor of Motion: Brent Strong, Rod Hess, Robert Fox, and Jason Allen

Votes Against: Craig Whiting

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE AMENDED

The property to be amended to the Foothill Residential General Plan category is described in the attached Exhibit A.

RELATED ACTIONS

The Planning Commission also recommended approval of the related rezone application at the August 27, 2024, meeting (Item #7.C., RZN-24-1)

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

None

CONCERNS RAISED BY PUBLIC

None

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Zane Berry expressed that he felt that the rezone and General Plan amendments were going to be more of a formality as the adjacent land is already zoned Foothill Residential.
- The parcel is also right along a roadway, so slightly higher density housing would make more sense.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Whiting stated that changing the General Plan as proposed would isolate the parcel in question. It would also take away the ability of having larger lots, which are difficult to find within the City.
- Commissioners Whiting and Strong asked Staff to clarify and show where the surrounding zoning boundaries were for the Triumph and Scarlet Ridge master developments.
- Commissioner Strong expressed his desire to have larger lots up on the hillside.
- Commissioner Hess asked for clarification about whether the parcel in question was included within an MDA, and Staff responded that it was not.
- Commissioner Allen stated that he preferred larger lots on the periphery of the City. He also noted that the school to the east also aids in separating the change in lot size.
- Commissioner Fox said that the parcel is only 7.3 acres, so the zoning could really go either way and the total unit counts wouldn't change much.
- Commissioner Allen, after seeing where the dividing line was between the Triumph and Scarlet Ridge MDA, said that he was being swayed back to being okay with the proposed Foothill Residential zone.
- Commissioner Free agreed with comments made by Commissioners Allen and Fox.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- None

Planning Director

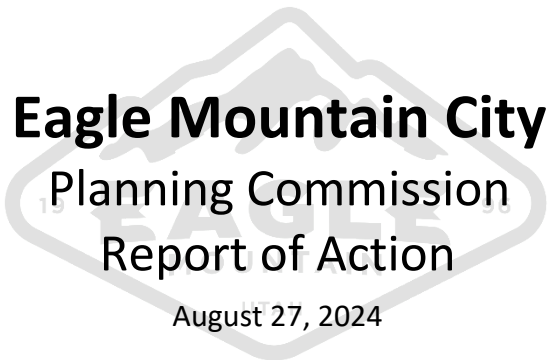
See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

COM S 1.35 FT & E 946.75 FT FR N 1/4 COR. SEC. 19, T6S, R1W, SLB&M.; S 89 DEG 55' 14" E 370.64 FT; S 0 DEG 5' 25" W 827.87 FT; N 89 DEG 56' 3" W 398.07 FT; N 1 DEG 59' 17" E 828.43 FT TO BEG. AREA 7.305 AC.



Eagle Mountain City

Planning Commission

Report of Action

August 27, 2024

ITEM #7.C. The applicant, Zane Berry, is proposing to rezone their property from Agriculture to Foothill Residential. The property (Parcel No. 59:019:0015) is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments. For the rezone to be compatible with the General Plan, the property must be amended on the General Plan from Agricultural/Rural Density Two to Foothill Residential. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org RZN-24-1

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 27, 2024:

RECOMMENDED APPROVAL

On a vote of 4:1, the Planning Commission recommended that the City Council approve the above-noted application.

Motion By: Robert Fox (**to Recommend Approval**)

Second By: Jason Allen

Votes in Favor of Motion: Rod Hess, Robert Fox, Jason Allen, and Brent Strong

Votes Against: Craig Whiting

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the Foothill Residential Zone is described in the attached Exhibit A.

RELATED ACTIONS

The Planning Commission also recommended approval of the related General Plan Amendment at the August 27, 2024, meeting (Item #7.B., GPA-24-1).

The Planning Commission tabled this rezone request at the August 13, 2024, meeting (Item #7C, RZN-24-1).

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

None

CONCERNS RAISED BY PUBLIC

None

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Zane Berry expressed that he felt that the rezone and General Plan amendments were going to be more of a formality as the adjacent land is already zoned Foothill Residential.
- The parcel is also right along a roadway, so slightly higher density housing would make more sense.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Whiting stated that changing the General Plan as proposed would isolate the parcel in question. It would also take away the ability of having larger lots, which are difficult to find within the City.
- Commissioners Whiting and Strong asked Staff to clarify and show where the surrounding zoning boundaries were for the Triumph and Scarlet Ridge master developments.
- Commissioner Strong expressed his desire to have larger lots up on the hillside.
- Commissioner Hess asked for clarification about whether the parcel in question was included within an MDA, and Staff responded that it was not.
- Commissioner Allen stated that he preferred larger lots on the periphery of the City. He also noted that the school to the east also aids in separating the change in lot size.
- Commissioner Fox said that the parcel is only 7.3 acres, so the zoning could really go either way and the total unit counts wouldn't change much.
- Commissioner Allen, after seeing where the dividing line was between the Triumph and Scarlet Ridge MDA, said that he was being swayed back to being okay with the proposed Foothill Residential zone.
- Commissioner Free agreed with comments made by Commissioners Allen and Fox.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

- None

Planning Director

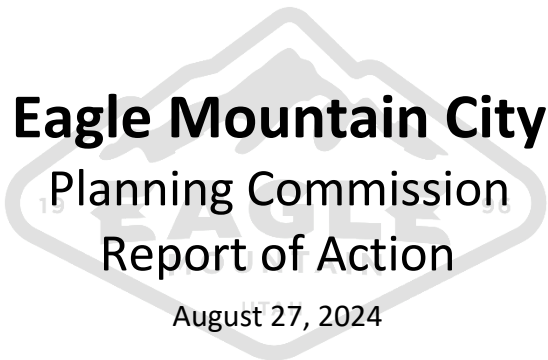
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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

COM S 1.35 FT & E 946.75 FT FR N 1/4 COR. SEC. 19, T6S, R1W, SLB&M.; S 89 DEG 55' 14" E 370.64 FT; S 0 DEG 5' 25" W 827.87 FT; N 89 DEG 56' 3" W 398.07 FT; N 1 DEG 59' 17" E 828.43 FT TO BEG. AREA 7.305 AC.



Eagle Mountain City

Planning Commission

Report of Action

August 27, 2024

ITEM #7.D. Mike Davey requests site plan approval of a church site subject to the site plan development and commercial design zoning standards. The site is located at 1177 E. Rachel Way (Parcel No. 68:022:0301) in the Harmony subdivision. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org
SITE-24-1

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 27, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted application.

Motion By: Craig Whiting (**to Recommend Approval**)

Second By: Brent Strong

Votes in Favor of Motion: Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Rod Hess

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR THE PROPERTY OF THE SITE

The property where the site plan is to be located is described in the attached Exhibit A.

RELATED ACTIONS

None

PROPOSED OCCUPANCY

N/A

PROPOSED PARKING

- Parking stalls required (1 per 20 sq. ft. of main assembly room (3,040 sq. ft.)): 153
 - 6 ADA stalls, 1 of which shall be van accessible
- Total parking stalls provided: 244

- 6 ADA stall, 3 van accessible
- 53 stalls designated for snow storage

DEVELOPMENT AGREEMENT

The proposed site is located within the Harmony Master Development.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

None

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- An email was received from Angelle Brown. Nathan Brown, the husband of Angel Brown, spoke at the meeting.
- Nathan stated that they live west of the site on Annabell Street and have concerns about construction conditions and traffic. The major concern was that Rachel Way is the acting main entrance into this neighborhood, causing increased traffic along the road, including construction vehicles. He inquired about the timing of the construction of Walden Parkway to the south.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Lafe Harris, representing the applicant, didn't have anything additional to add.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Whiting asked what the landscaping in the park strips would be.
- Commissioner Hess verified that the headlight screening requirement would be met with the proposed berm and landscaping.
- Commissioner Allen asked if there were any conflicts with intersections and the ingress points to the site along Bell Buoy Way.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

None

Planning Director

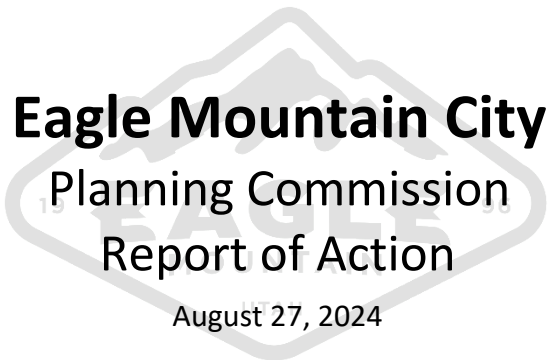
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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

LOT 301, HARMONY SUBDIVISIONPHASE A, PLAT 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDERS OFFICE.



Eagle Mountain City Planning Commission Report of Action

August 27, 2024

ITEM #7.E. Staff requests approval of a proposed code amendment to EMMC 17.10.030 Definitions. EMMC 16.25.040(A)(1)(s) requires that final plats include the building envelopes for each lot. They are typically depicted using a diagram that shows setbacks and easements. The setbacks used are almost always meant just for primary structures. However, without a specific callout that the setbacks only apply to primary structures, they actually apply to all structures. Due to the building envelope setbacks usually being more restrictive than typical accessory structure setbacks, they have to be followed. The purpose of this code amendment is to clearly establish that the building envelopes shown on final plats only apply to primary structures and detached accessory dwelling units. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org FP-24-9

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 27, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted request.

Motion By: Craig Whiting (**to Recommend Approval**)

Second By: Robert Fox

Votes in Favor of Motion: Robert Fox, Jason Allen, Brent Strong, Rod Hess, and Craig Whiting

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

None

CONCERNS RAISED BY PUBLIC

None

APPLICANT RESPONSE

None

PLANNING COMMISSION DISCUSSION

None

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

None

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS



Eagle Mountain City

Planning Commission

Report of Action

August 27, 2024

ITEM # 7H A proposal to enact a code amendment (EMMC 17.75.092) to govern the siting, construction, maintenance and operation of solar power plants and solar farms as well as providing varying definitions related to the same. Robert Hobbs (801) 789-6708 rhobbs@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 27, 2024:

Table

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above-noted application.

Motioned By: Rod Hess (to Table)

Seconded By: Brent Strong

Votes in Favor of Motion: Jason Allen, Robert Fox, Rod Hess, Brent Strong, and Craig Whiting

Jason Allen was present as Chair

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENT ISSUES

None have been raised.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed therein. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing include the following:

- The propriety of proposed future solar farms in/around the City
- Quantity of County approved solar farms in the vicinity as well as parcels under negotiation for emplacement of such
- The costs of dealing with failing systems facilities/components and the need for the City to have a means to be able to handle those, or the companies that are responsible for the same

APPLICANT COMMENTS

Key points addressed in the City's presentation to and/or discussion with the Planning Commission included the following:

- A brief review of the proposed amendments, including a couple of minor typo corrections and the distinction between the site plan application supplementary submittal requirements section and the regulations/mitigations rules section was provided to the Commission
- Staff communicated that the draft is a work in progress and is based on Fairfield Utah's code which is more wholistic than many codes that address solar power plants and farms
- A comment regarding a dust and erosion control plan and/or narrative will be added to the amendments as per inquiry by Commissioner Whiting
- Some Councilors preferred the regulations be made a part of an overlay zone vs. scattered through the code or in a section or subsection thereof (instead of being in their own chapter)
- The Commission was complimentary of Staff that a thorough draft ordinance was returned to them so quickly – after their last meeting two weeks prior to address solar power plants and/or farms when concern about such was raised during discussions about a proposed battery storage facility intended to be built in the southern end of the City to supplement Rocky Mountain Power's electrical system (especially given data center grid draw) that is new to the area

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Propriety of proposed future, adjunct/possible accessory solar farms related to the proposed property use
- The Commission liked that the draft proposed the regulations as an overlay zone
- The proposed maximum structure height, while subjective, seem agreeable at 20' maximum
- The disallowance of concentrating thermal devices is a good standard
- That the requirement for and varying solutions for requiring monies (adjustable over time to react to inflationary costs) for any potential dismantling, replacement/repair, decommissioning or mitigation post abandonment was praiseworthy
- That Staff could investigate the viability of adding the use of Superfund monies to the monetary damages and/or mitigation payments required by the proposed code

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission may be appealed by submitting an application/notice of appeal, Page 3 of 4 with the required application and noticing fees to the Planning Division, within fourteen (14) calendar days of the Planning Commission's decision (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.). BUILDING PERMITS

MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 27, 2024, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, Craig Whiting, and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Todd Black, Wildlife Biologist/Environmental Planner; and Lianne Pengra, Chief Deputy Recorder.

5:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

This item was removed from the agenda and was not discussed.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:30 PM.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

None.

5. MINUTES

5.A. August 13, 2024 Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the August 13, 2024 Planning Commission minutes. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting – Alternate

The motion passed with a unanimous vote.

6. STATUS REPORT

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the previous City Council meeting.

7. ACTION AND ADVISORY ITEMS

7.A. ACTION ITEM/PUBLIC HEARING – Rose Ranch Master Development Plan and Rezone

This item was removed from the agenda and was not discussed.

7.B. ACTION ITEM/PUBLIC HEARING – Berry Family General Plan Amendment

Planner Steven Lehmitz presented the item, and Zane Berry addressed the Planning Commission regarding the item.

The proposal is for a rezone from Agriculture to Foothill Residential. The property, Utah County Parcel Number 59:019:0015, is located along Pole Canyon Boulevard, between the Triumph and Scarlet Ridge master developments. For the rezone to be compatible with the General Plan, the property must be amended on the General Plan from Agricultural/Rural Density Two to Foothill Residential.

Commissioner Allen opened the public hearing at 6:38 PM. As there were no comments, he closed the public hearing.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of the Berry Family General Plan Amendment from Agriculture/Rural Density Two to Foothill Residential. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion passed with a vote of 4:1.

7.C. ACTION ITEM/PUBLIC HEARING – Berry Family Rezone

Planner Steven Lehmitz presented the item.

The proposal includes a rezone for a 7.3-acre parcel located along Pole Canyon Boulevard between the Triumph and Scarlet Ridge master developments, Utah County Parcel Number 59:019:0015, from Agriculture to Foothill Residential.

Commissioner Allen opened the public hearing at 6:38 PM. As there were no comments, he closed the public hearing.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Berry Family Rezone from Agriculture to Foothill Residential. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes

**Craig Whiting
Bryan Free**

**No
Not Voting - Alternate**

The motion passed with a vote of 4:1.

7.D. ACTION ITEM/PUBLIC HEARING – Harmony and Eagle Mountain Utah West Stake Site Plan

Planner Steven Lehmitz presented the item, and applicant representative Lafe Harris addressed the Planning Commission regarding the item.

The proposal is for site plan approval of a church site subject to the Site Plan Development and Commercial Design zoning standards. The site is located at 1177 E. Rachel Way, Utah County Parcel No. 68:022:0301) in the Harmony subdivision.

Commissioner Allen opened the public hearing at 7:07 PM.

The following individuals spoke during the hearing: Nathan Brown.

Commissioner Allen closed the public hearing at 7:13 PM.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of the Harmony and Eagle Mountain Utah West Stake Site Plan. Commissioner Strong seconded the motion.***

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7.E. ACTION ITEM/PUBLIC HEARING – Building Envelope Definition Code Amendment

Planner Steven Lehmitz presented the item.

Eagle Mountain Municipal Code Section 16.25.040(A)(1)(s) requires that final plats include the building envelopes for each lot. They are typically depicted using a diagram that shows setbacks and easements. The setbacks used are almost always meant just for primary structures. However, without a specific callout that the setbacks only apply to primary structures, they actually apply to all structures. Due to the building envelope setbacks usually being more restrictive than typical accessory structure setbacks, they have to be followed. The purpose of this code amendment is to clearly establish that the building envelopes shown on final plats only apply to primary structures and detached accessory dwelling units.

Commissioner Allen opened the public hearing at 7:16 PM. As there were no comments, he closed the hearing.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of the Building Envelope Definition Code Amendment. Commissioner Fox seconded the motion.***

Jason Allen	Yes
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Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

- 7.F. ACTION ITEM/PUBLIC HEARING – Ranches Properties and Eagle Mountain Properties
Parcels 29, 30, and 31 Rezone

This item was removed from the agenda and was not discussed.

- 7.G. ACTION ITEM/PUBLIC HEARING – Wash Setback Distances Code Amendment

Wildlife Biologist/Environmental Planner Todd Black presented the item.

The phrase “significant setbacks” occurs in three places in Eagle Mountain Municipal Code. In all three cases, the term refers to setting back development from natural washes. Staff recommends the code be amended to a 50-foot setback from the top of the wash to establish a specific, measurable setback requirement. This is in line with recommendations received from the City's engineering consultant, JWO Engineering. Their recommendations seem to be in line with industry standards. These standards are frequently used by the Army Corps of Engineers and other governmental agencies when recommending setbacks for flood plain models and smaller washes in areas considering energy development.

Commissioner Allen opened the public hearing at 7:39 PM.

The following individuals spoke during the public hearing: Bettina Cameron and Kent Gardiner.

Commissioner Allen closed the public hearing at 7:50 PM.

Please see the attached Report of Action for details regarding the public hearing comments and the Planning Commission discussion.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of the Wash Setback Code Amendment, with the following changes:***

- 1. The changes to EMMC 17.25.050 Generally Applicable Provisions, 17.35.050 Generally Applicable Provisions, and 17.37.050 Generally Applicable Provisions be amended to, “No permanent structures near natural washes shall be built within the watercourse plus fifty feet on either side of the top-of-bank, as determined by the City Engineer or designee”; and***
- 2. A recommendation to City Council to also include language to not allow excavation, earthwork or fill within the same fifty-foot boundary.***

Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

- 7.E. ACTION ITEM/PUBLIC HEARING – Solar Farm/Plants Code Amendment, EMMC
17.75.092 Utilities Public and Private

Senior Planner Robert Hobbs presented the item.

Receipt by the City of an application for battery storage and associated solar arrays required review and recommendation of a rezone request. Public testimony and Commission discussion during the ensuing public hearing suggested the need for the City to expeditiously author, review and adopt an ordinance to address solar power plants and solar farms. A draft ordinance that borrows heavily from Fairfield has been included in the Planning Commission staff report, modified to streamline and fit with Eagle Mountain Municipal Code.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Allen moved to table the Solar Farm/Plants Code Amendment, EMMC 17.75.092 Utilities Public and Private. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8. DISCUSSION ITEMS

The Planning Commission discussed upcoming training opportunities and the annual training requirements.

9. NEXT SCHEDULED MEETING

The next Planning Commission meeting is scheduled for September 10, 2024.

10. ADJOURNMENT

MOTION: *Commissioner Whiting moved to adjourn the Planning Commission meeting at 8:26 PM. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 8:26 PM.

Approved by the Planning Commission on September 10, 2024.

Brandon Larsen
Planning Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2024**

TITLE:	Gardner Farms Master Development
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	N/A
APPLICANT:	Chase Bryan

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Agriculture/Agriculture	160

PUBLIC HEARING

No

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

The Planning Commission shall make an advisory recommendation to the City Council regarding the concept and zone layout.

BACKGROUND:

The applicant submitted a plan to develop commercial and residential uses on 160 acres. Intermountain Healthcare owns 40 of the acres but is not developing the property at this time. The remaining 120 acres is proposed to be developed with commercial and residential uses. Residential will consist of single-family, townhomes, and stacked multi-family. The proposed zones are RC, MF2, and CR. The property is adjacent to Eagle Mountain Boulevard to the east, and land to the north, west, and south is under the jurisdictional control of Utah County.

ITEMS FOR CONSIDERATION:

This is a discussion item only. Suggestions may be forwarded to the City Council regarding the development request. After concept plan review by the City Council, the applicant can apply for master development plan approval identifying the zones and other elements. The zones are then validated once the development agreement is executed. The agreement will outline any requirements and benchmarks regarding the development.

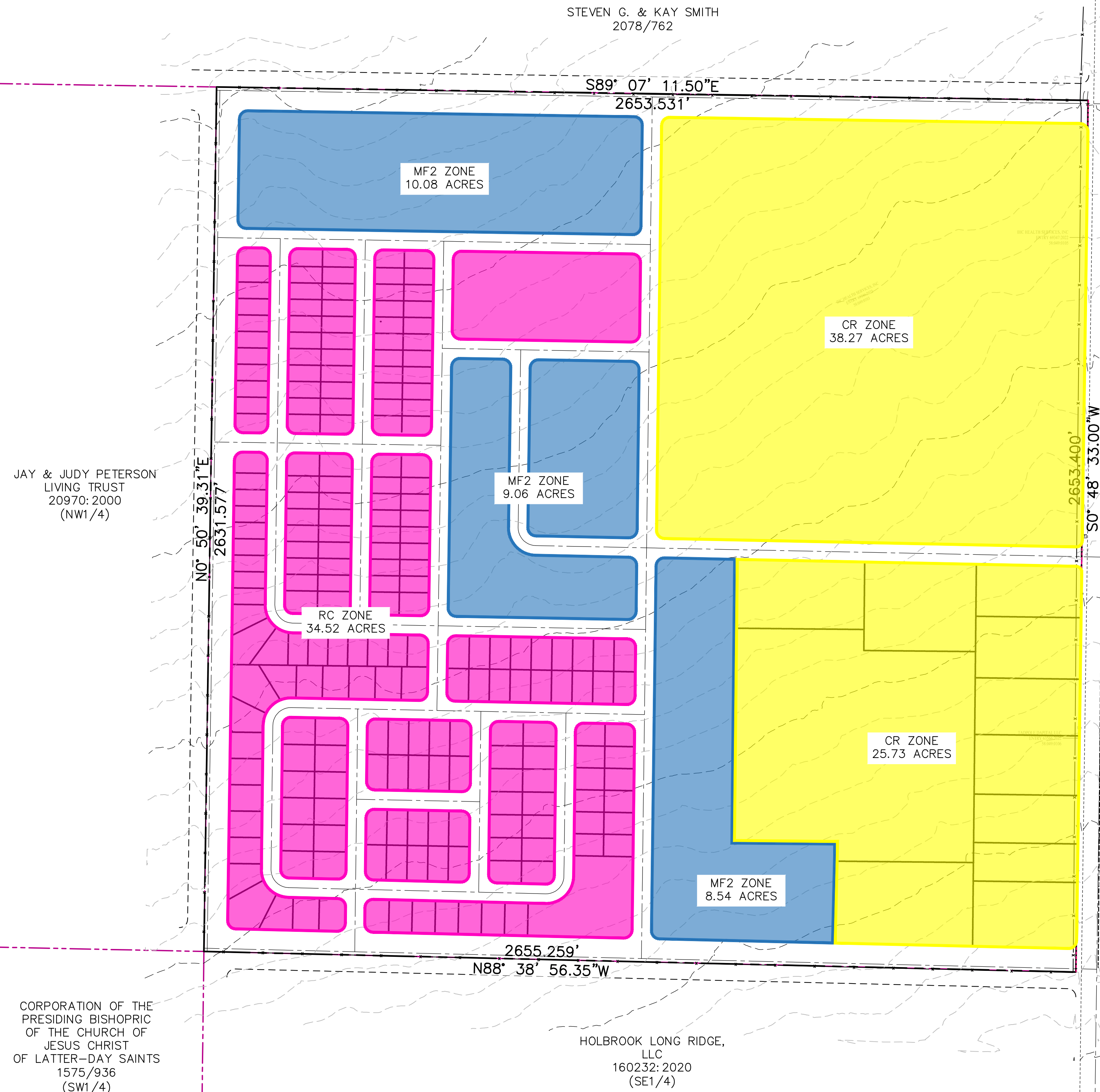
The main focus of this request is the proposed zone layout and density. While road networks and lots are shown and not vested with concept review, this can change during Master Development Plan review should the concept plan be favorably received. The future request will also involve amending the General Plan Land Use map from Agriculture to Regional Commercial (CR zone) and to Neighborhood Residential Two (RC zone) and Neighborhood Residential Three (MF2 zone).

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Gardner Farms Concept Plan

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



LEGEND

LOT LINES (PROPERTY)

PROPOSED CURB AND GUTTER

STRIPING

EXISTING FENCE

PROPOSED ZONING

OVERALL PROJECT SIZE:	7,016,858	SF (161.08 ACRES)
ROW:	1,519,821	SF± (34.89 ACRES)
CR ZONE:	2,787,684	SF± (64.00 ACRES)
MF2 ZONE:	1,205,591	SF± (27.68 ACRES)
RC ZONE:	1,503,762	SF± (34.52 ACRES)

PROPOSED ZONING BREAKDOWN

CR ZONE:		
CR-1	1,667,046	SF± (38.27 ACRES)
CR-2	1,120,637	SF± (25.72 ACRES)
MF2 ZONE:		
MF2-1:	439,008	SF± (10.08 ACRES)
	MAX 20.00 UNITS PER ACRE	
MF2-2:	394,534	SF± (9.06 ACRES)
	MAX 20.00 UNITS PER ACRE	
MF2-3:	372,047	SF± (8.54 ACRES)
	MAX 20.00 UNITS PER ACRE	
RC ZONE:		
RC ZONE	1,503,762	SF± (34.52 ACRES)
TOTAL SFD LOTS: 211 LOTS		
AVG. LOT SIZE: 5,868 SF±		
MINIMUM LOT SIZE: 4,500 SF±		

NO.

REVISIONS

BY

DATE

DESIGNER: GB

ELEVATE ENGINEERING

2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

GARDNER FARMS
OVERALL SITE PLAN

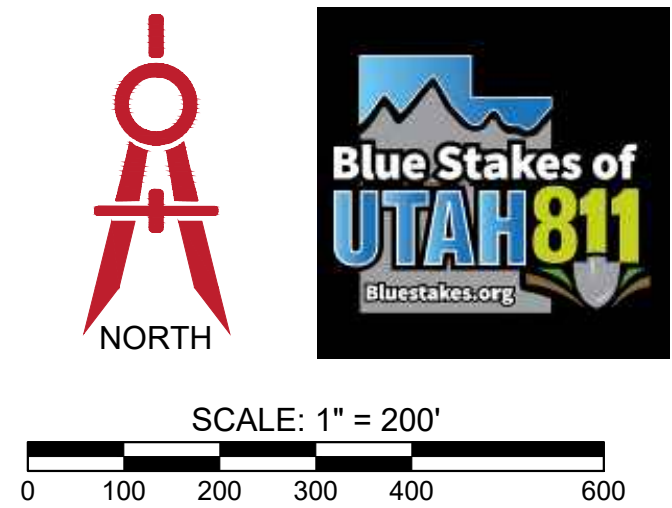
EAGLE MOUNTAIN BLVD, EAGLE MOUNTAIN, UT 84013

PROFESSIONAL ENGINEER
04/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE:
Sep 04, 2024

NOTES:
DEVELOPER SHALL BE ENTITLED TO DEVELOP THE PROJECT IN ACCORDANCE WITH THE DENSITIES AND USES PERMITTED BY THE ZONING IN PLACE ON THE PROPERTY. DEVELOPER SHALL NOT TRANSFER USES FROM ONE ZONE OR DEVELOPMENT AREA TO ANOTHER.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2024**

TITLE:	The District Master Site Plan
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	
APPLICANT:	Forrest Gaskill

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial/Commercial Community	19.26

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council with the following conditions: 1. Correction of any outstanding redlines before scheduling with City Council.

BACKGROUND:

The subject property has been zoned Commercial Community for several years in anticipation of commercial development. The applicant now has interest from users in developing lots along Pony Express Parkway. Access will be provided from the north, west, and south. A lot layout of the commercial Pony Express Parkway lots is included.

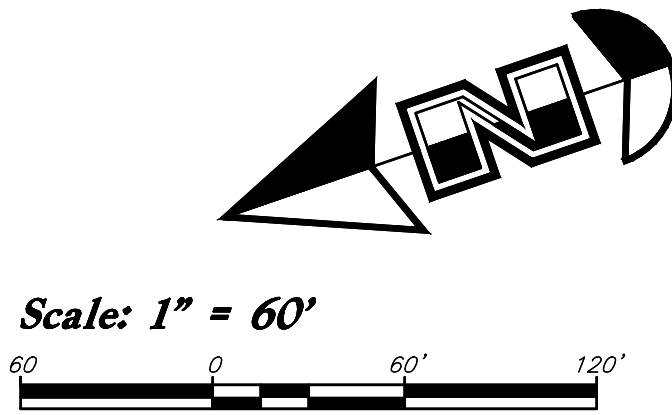
ITEMS FOR CONSIDERATION:

All development over five acres is to be reviewed and approved as a master site plan. The applicant controls 19 acres and will develop the sites according to EMMC standards of commercial development at the time of site plan application submittal. The proposed master site plan envisions the entire area to be developed for commercial development, which is in line with the current zoning of Commercial Community and Future Land Use Plan which designates all parcels as Community Commercial.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

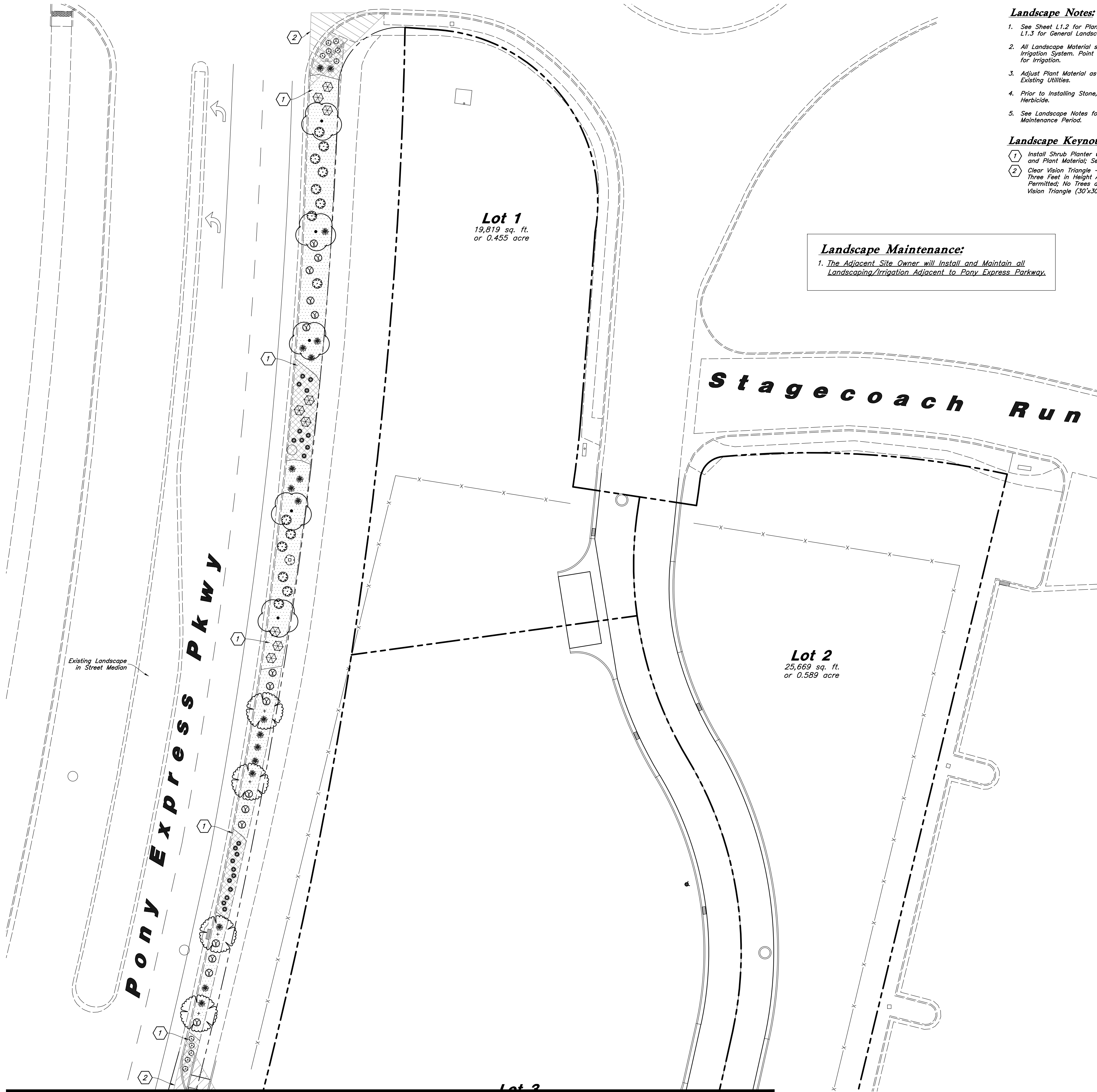
1. The District Master Site Plan
2. The District ROW Landscape Plan
3. The District Utility Plan



Some of this has not been addressed.

I suspect standard code requirements can be used and referenced. Don't know if the CC will be receptive to not having specifics.

[illegible]



Landscape Notes:

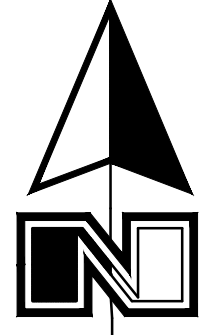
1. See Sheet L1.2 for Plant and Material Schedule. See Sheet L1.3 for General Landscape Notes and Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used for Irrigation.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
5. See Landscape Notes for Details regarding Landscape Maintenance Period.

Landscape Keynotes

1. Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
2. Clear Vision Triangle - No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')

Landscape Maintenance:

1. The Adjacent Site Owner will Install and Maintain all Landscaping/Irrigation Adjacent to Pony Express Parkway.



Scale: 1" = 20'



Landscape Data

Park Strip Landscape Area Provided = 7,398 s.f.
Lawn Area = 0 s.f. (0%)
Xeriscaping = 7,398 s.f. (100%)
Pony Express Parkway Frontage = 911 Lf.
Pony Express Parkway Trees Required = 19 Trees (19 Provided)
50% of Landscape Area Shall be Live Vegetation
Drought Tolerant Plant Material = 198/198 (100%) *

* All Plant Material has been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List.

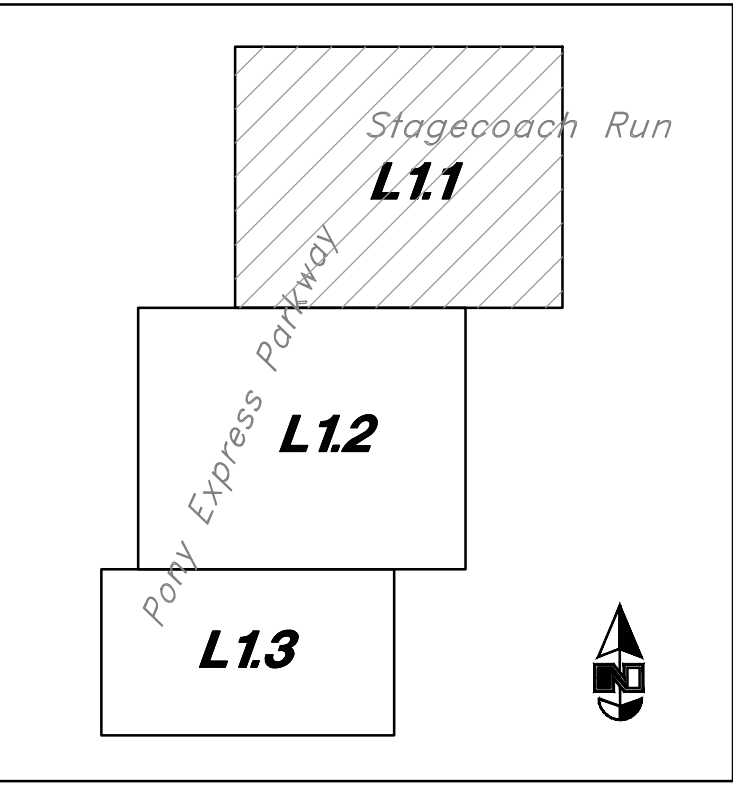
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	9	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple 25' (H) x 15' (W)	2" Caliper
	10	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 30' (H) x 12' (W)	2" Caliper
SHRUBS			
	20	Caragana pygmaea / Pygmy Peashrub 36" (H) x 36" (W)	5 gal
	33	Caryopteris x clandonensis 'CT-9-12' / Beyond Midnight Bluebeard 36" (H) x 36" (W)	5 gal
	20	Chamaebatiaria millefolium / Fernbush 30" (H) x 60" (W)	5 gal
GROUNDCOVER			
	30	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita 18" (H) x 48" (W)	5 gal
	13	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper 6" (H) x 24" (W)	5 gal
ORNAMENTAL GRASSES			
	65	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama 24" (H) x 24" (W)	5 gal
PERENNIALS			
	17	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint 18" (H) x 14" (W)	1 gal

All Plant Material Has Been Selected From the West Jordan Valley Water Conservancy District Low and Very Low Water Usage Plant List

MATERIAL SCHEDULE

- 1" to 2" Dia. Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Angular, and Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne) Detail: 3/L1.3
- 4" to 8" Dia. Decorative Cobble Stone #2 - Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Utah Landscaping Rock (South Towne - Tan in Color) Detail: 3/L1.3



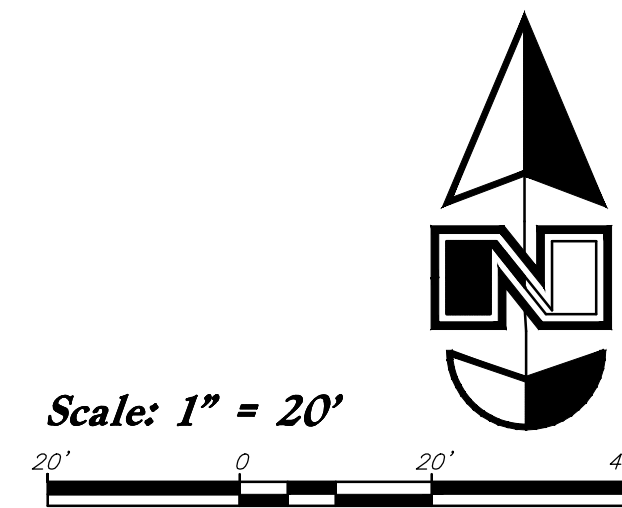
Landscape Plan 1
The District at Eagle Mountain
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



7 Feb, 2024

SHEET NO.

L1.1



1. The Adjacent Site Owner will Install and Maintain all Landscaping/Irrigation Adjacent to Pony Express Parkway and StageCoach Run.

1. See Sheet L1.2 for Plant and Material Schedule. See Sheet L1.3 for General Landscape Notes and Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used for Irrigation.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
5. See Landscape Notes for Details regarding Landscape Maintenance Period.

- 1 Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
- 2 Clear Vision Triangle – No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')



Know what's below.
Call before you dig.

(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah



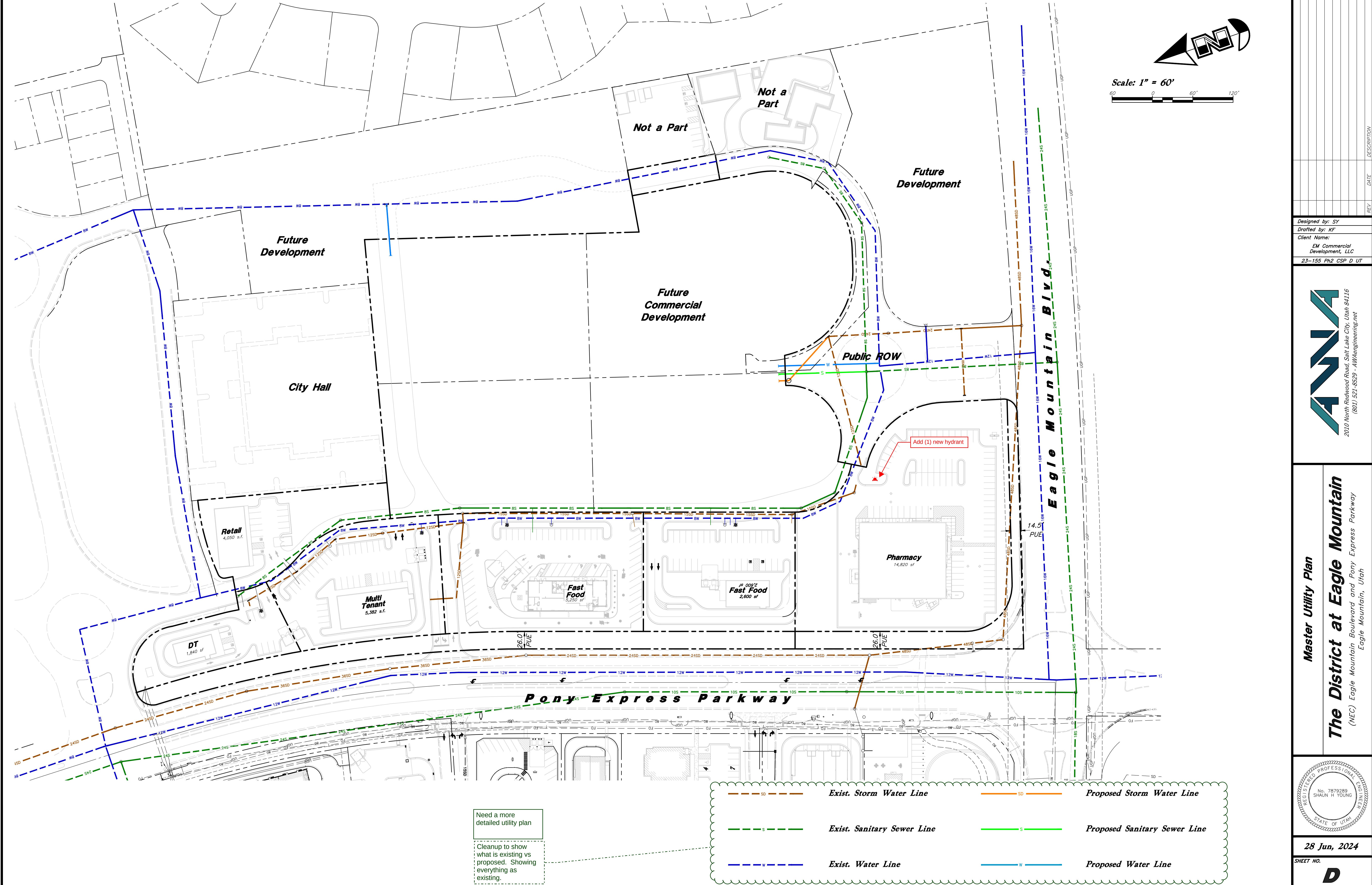
SHEET NO.

L1.2

Designed by: EM
Drafted by: DJW
Client Name:
EM Commercial
Development, LLC
23-155 LS

[illegible]

RBallif 7/16/24 no Comment at this time

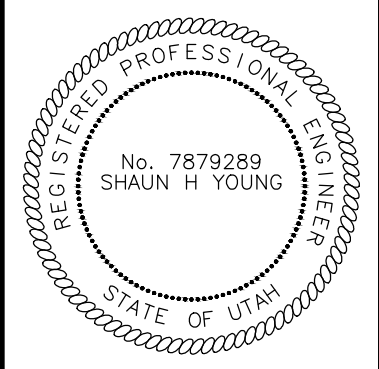


Designed by: SY
Drafted by: KF
Client Name:
EM Commercial
Development, LLC
23-155 Ph2 CSP D UT



Master Utility Plan

The District at Eagle Mountain
(NEC) Eagle Mountain Boulevard and Pony Express Parkway
Eagle Mountain, Utah





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2024**

TITLE:	Rose Ranch MDP
ITEM TYPE:	Rezone
FISCAL IMPACT:	
APPLICANT:	Edge Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Neighborhood Residential One/Agriculture	79.85

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding this request.

BACKGROUND:

Edge Homes requests Master Development Plan approval to develop 79 acres with single-family dwellings. The General Plan Land Use Map identifies the property as Neighborhood Residential One, which is implemented by the R1, R2, and R3 zones. The applicant proposes rezoning the subject property from Agriculture to the R2 zone and R3 zone. Open space will also be provided according to EMMC. Fairfield Road will remain, which is planned as a future trail corridor. The applicant proposes 78 R2 lots and 147 R3 lots.

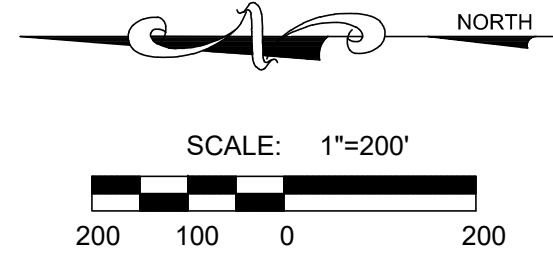
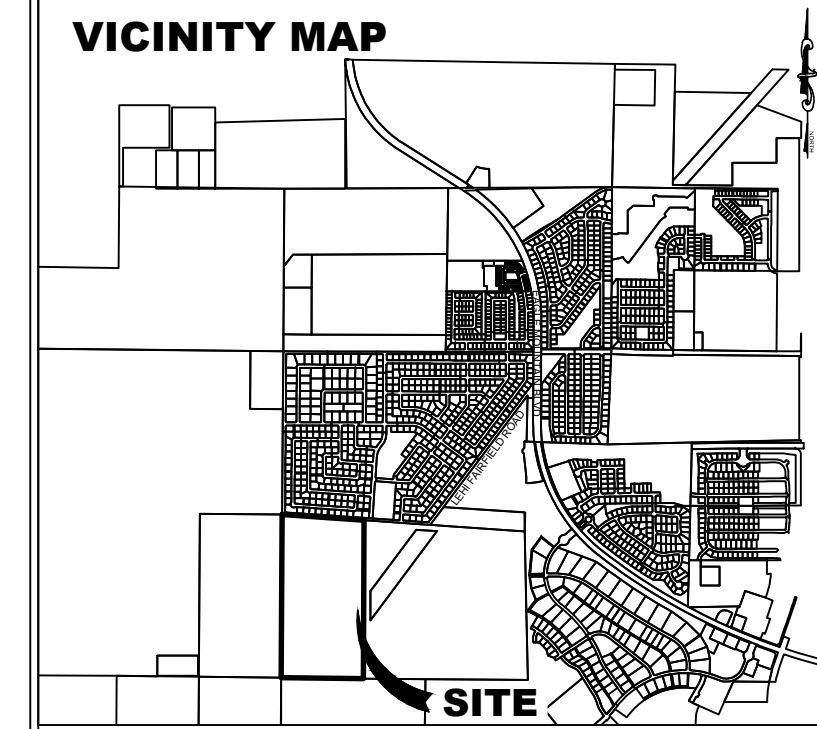
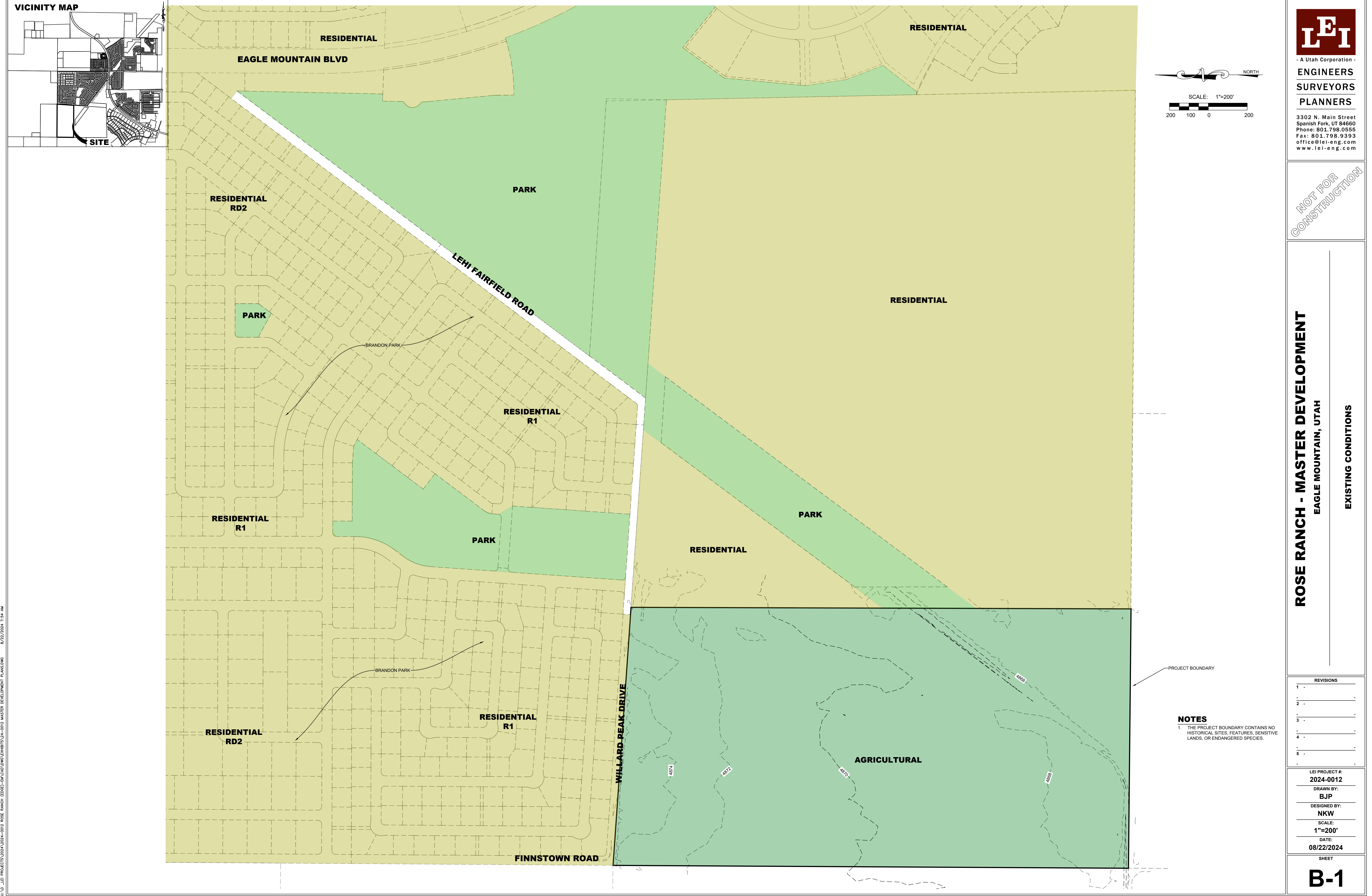
ITEMS FOR CONSIDERATION:

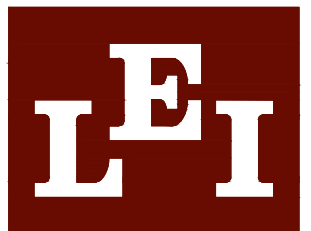
A Master Development Plan requires the execution of a development agreement which sets the standards and other requirements to develop the property. The requested zones are not valid until the development agreement is signed. The agreement is then recorded on the property via the Utah County Recorder. If the Master Development Plan is approved, the applicant can then apply for preliminary plat and development agreement approval. There is likely a need to locate a sewer lift station at the south end of the development. The applicant has reserved a location to locate the station.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Rose Ranch Master Development Plan





- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

ROSE RANCH - MASTER DEVELOPMENT
EAGLE MOUNTAIN, UTAH
EXISTING CONDITIONS

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-
LEI PROJECT #: 2024-0012	
DRAWN BY: BJP	
DESIGNED BY: NKW	
SCALE: 1"=200'	
DATE: 08/22/2024	
SHEET	
B-1	

NOTES
1. THE PROJECT BOUNDARY CONTAINS NO HISTORICAL SITES, FEATURES, SENSITIVE LANDS, OR ENDANGERED SPECIES.



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

ROSE RANCH - MASTER DEVELOPMENT

EAGLE MOUNTAIN, UTAH

PROPOSED LAND USE & ZONING MAP

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #:

2024-0012

DRAWN BY:

BJP

DESIGNED BY:

NKW

SCALE:

1"=100'

DATE:

08/22/2024

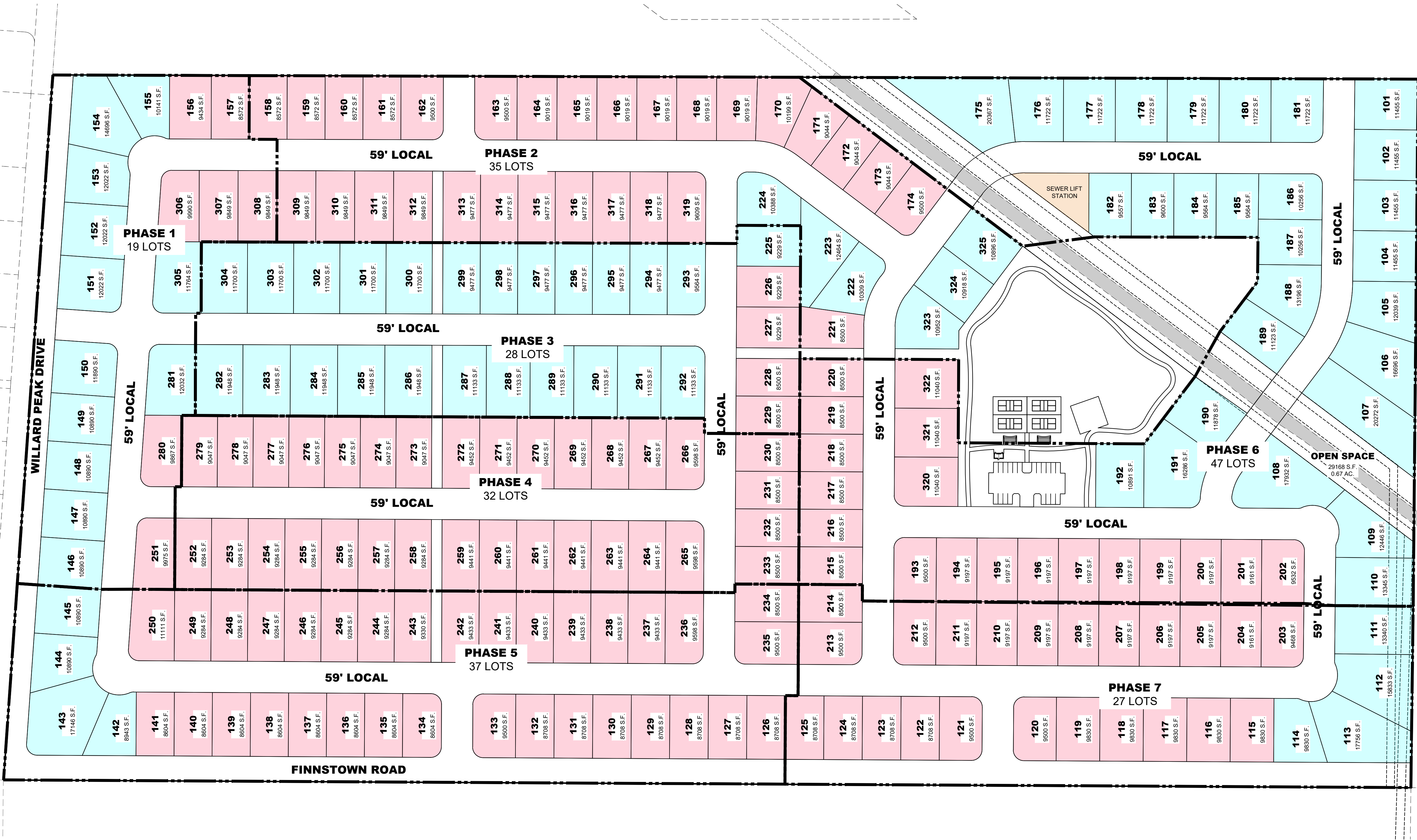
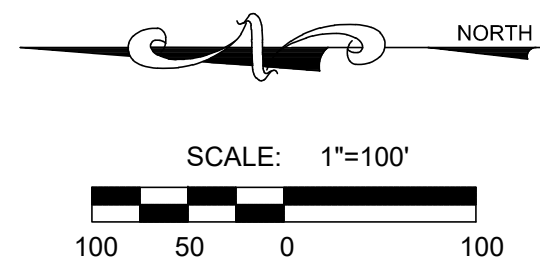
SHEET

B-4

HATCH	PROPOSED ZONE	# OF LOTS
	R3	147
	R2	78
		225

NOTE

1. A TOTAL OF 53 LOTS MEET THE MINIMUM LOT REQUIREMENT FOR THE R1 ZONE BUT ARE NOT LARGE ENOUGH TO MEET THE AVERAGE LOT SIZE FOR THIS ZONE.





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ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

ROSE RANCH - MASTER DEVELOPMENT
EAGLE MOUNTAIN, UTAH
PARKS, OPEN SPACE, & TRAILS

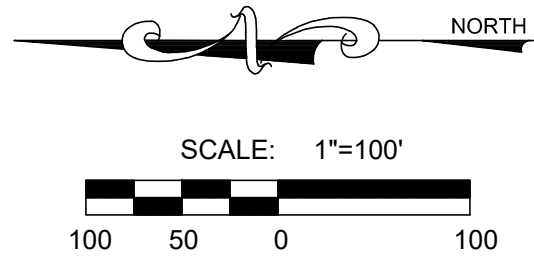
REVISIONS	
1 -	
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5 -	
6 -	

LEI PROJECT #:
2024-0012
DRAWN BY:
BJP
DESIGNED BY:
NKW
SCALE:
1"=100'
DATE:
08/22/2024

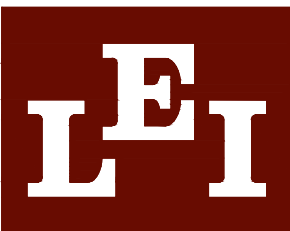
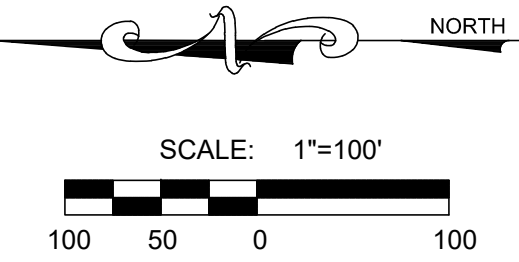
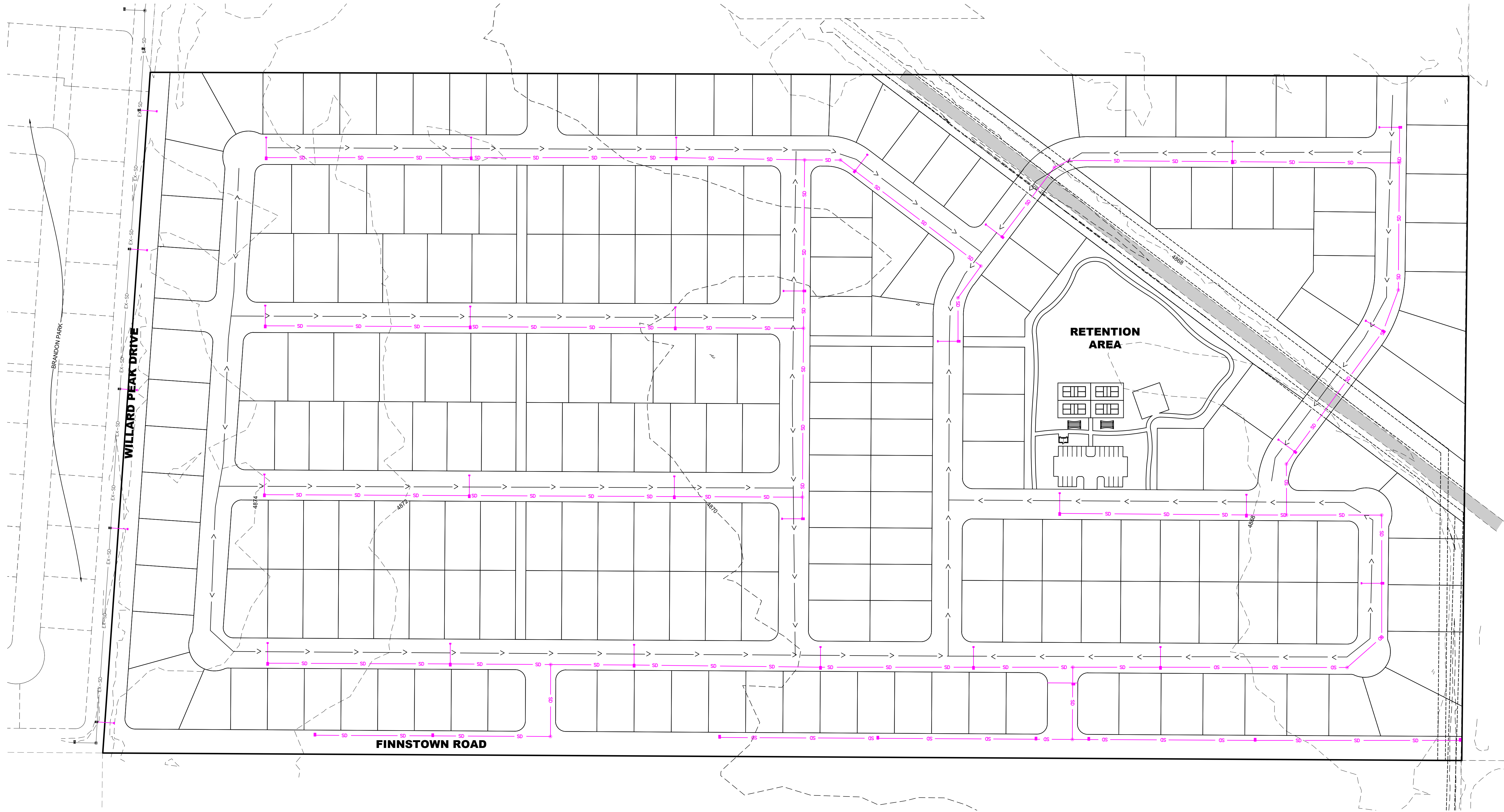
SHEET
B-5

PROJECT INFORMATION

TOTAL PROJECT AREA: 79.84 ACRES
OPEN SPACE REQUIRED: 4.98 ACRES
OPEN SPACE PROVIDED: 7.17 ACRES
IMPROVED PARK PROVIDED: 3.77 ACRES
FUTURE/DEDICATED PARK PROVIDED: 3.40 ACRES



U:\0_LEI_PROJECTS\2024\2024-0012 ROSE RANCH (EIR) - CIVIL\DWG\EXHIBITS\A-0012 MASTER DEVELOPMENT PLANNING 8/22/2024 7:54 AM



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

ROSE RANCH - MASTER DEVELOPMENT
EAGLE MOUNTAIN, UTAH
GRADING, DRAINAGE, & EROSION

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

LEI PROJECT #:
2024-0012
DRAWN BY:
BJP
DESIGNED BY:
NKW
SCALE:
1"=100'
DATE:
08/22/2024

SHEET
C-1



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ENGINEERS

SURVEYORS

PLANNERS

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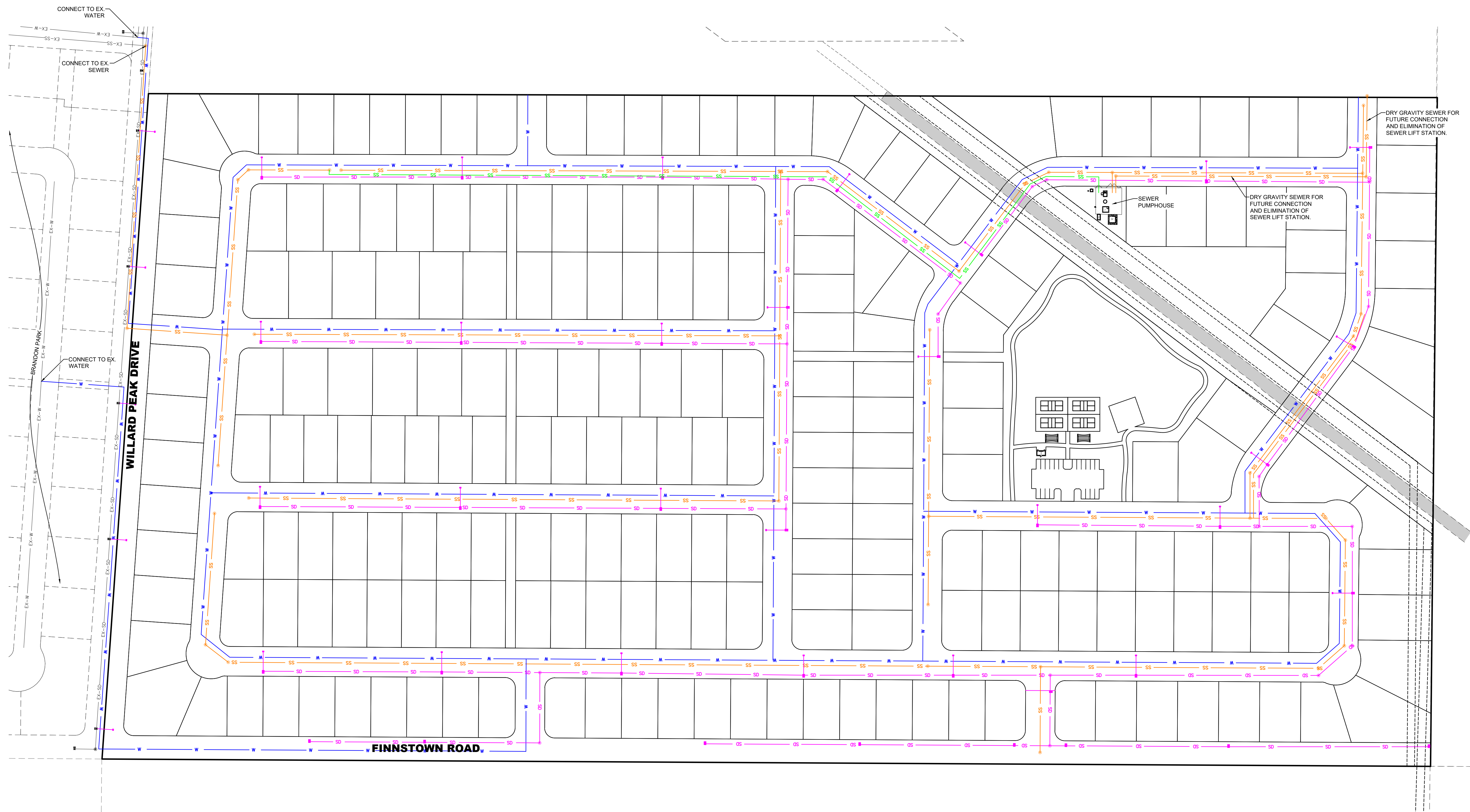
NOT FOR
CONSTRUCTION

ROSE RANCH - MASTER DEVELOPMENT
EAGLE MOUNTAIN, UTAH
INFRASTRUCTURE MAP

REVISIONS	
1	-
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3	-
4	-
5	-
6	-

LEI PROJECT #:
2024-0012
DRAWN BY:
BJP
DESIGNED BY:
NKK
SCALE:
1"=100'
DATE:
08/22/2024

SHEET
C-2



UTILITY LEGEND

SS

SS

SD

W

PRESSURIZED SEWER

GRAVITY SEWER

STORM DRAIN

CULINARY WATER



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2024**

TITLE:	The Ranches Properties et al Rezoning
ITEM TYPE:	Rezone
FISCAL IMPACT:	n/a
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Various	~216

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Brandon Larsen, Robert Hobbs

RECOMMENDATION:

Approve (with any conditions and/or changes deemed appropriate by the Planning Commission)...

BACKGROUND:

The request associated with this report seeks Planning Commission review of, and action on, various proposed zoning and future land use map amendments for properties within and about the Ranches master planned area of the City (and three other outboard parcels in the south around the Eagle Mountain Properties master planned development vicinity). Approximately 216 acres of land are included in this proposal. The following parcels are the ones to be included: 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006.

The proposed changes are part of a city-wide effort, where appropriate, to assign properties land use zones/districts that are currently codified and administered by the City. Amendments to the City's Future Land Use Map are also proposed in an effort to help harmonize the proposed zone map amendments with the "Future Land Use & Transportation Map". This application represents the second of such efforts to be done in phases and sectors.

ITEMS FOR CONSIDERATION:

Actionables:

General plan map (or future land use map) amendments and rezones are legislative decisions and are considered valid if reasonably debatable and not illegal (i.e., the decisions do not require the City Planning Commission or City Council to take action based on findings of facts). Eagle Mountain does not have any code standards to govern general plan [map] amendments. The Council should consider the health, safety, and welfare of the community when evaluating proposed general plan map amendments. The criteria for approval for a rezone are listed in EMMC § 17.90.060.

Surrounding Zoning:

North: Refer to city's zoning map

East: Refer to city's zoning map
South: Refer to city's zoning map
West: Refer to city's zoning map

Current Future Land Use Map Designations:

Various -- see attached exhibit

Future Land Use Map Findings/Conclusions:

The requested future land use map and zoning changes (see attached exhibit) may be considered appropriate given that:

1. Compliance with the General Plan: Zones proposed are those which are currently codified and are intended to be overlaid in conformance to the city's adopted future land use map; alternatively, where the future land use map requires amendment to accommodate proposed zones, it too is being proposed for amendment so that future land use categories/designations [will] harmonize with proposed, and then assigned, land use zones/districts.
2. [Zoning]/Use Compatibility: Proposed zones have been suggested for given properties based on historical zoning of those lands, and/or, the existing zoning map, and/or, proposed new zoning based on area conditions (i.e., current zoning in the area and/or uses already operating in a given location -- with their attendant buildings) or based on intent to modify zoning (and the future land use map if needed) for a given parcel. Buffering and transition codes [still] apply.
3. City Utility and Emergency Services Issues: The City notes that future development of any undeveloped land(s) affected by rezoning will be required (as per adopted code, policy, code and common practice) to supply adequate utility and infrastructure improvements, at [the] time of property improvement, to serve such land.
4. Traffic Generation: n/a -- lands affected are largely or fully undeveloped. Traffic considerations will be addressed at the time any such are proposed for development (typically in conjunction with future site planning etc.).
5. Property Values: The intended use of the property after rezoning is expected to be fiscally supportive of the city -- instead of a drain on its resources. Valuations may change up or down on varying properties. However, all properties not already zoned as open space or civic, and proposed to stay the same, will still have the ability to be used and/or developed by their respective owners.

Additional Notes:

1. Disclaimer: Approval of a rezone request [i.g., entitlement] does not guarantee the physical ability to develop the rezoned land. A project must still comply with all requisite zoning, engineering, fire codes, etc., pertinent to buildout of said land and overcome any physical/topographical constraints or legal burdens inherent to it.
2. Known Conditions or Restrictions Affecting Entitlement Revision(s): n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Ranches et al Rezone Map.affected parcels.Sept 2024
2. Rezones Spreadsheet

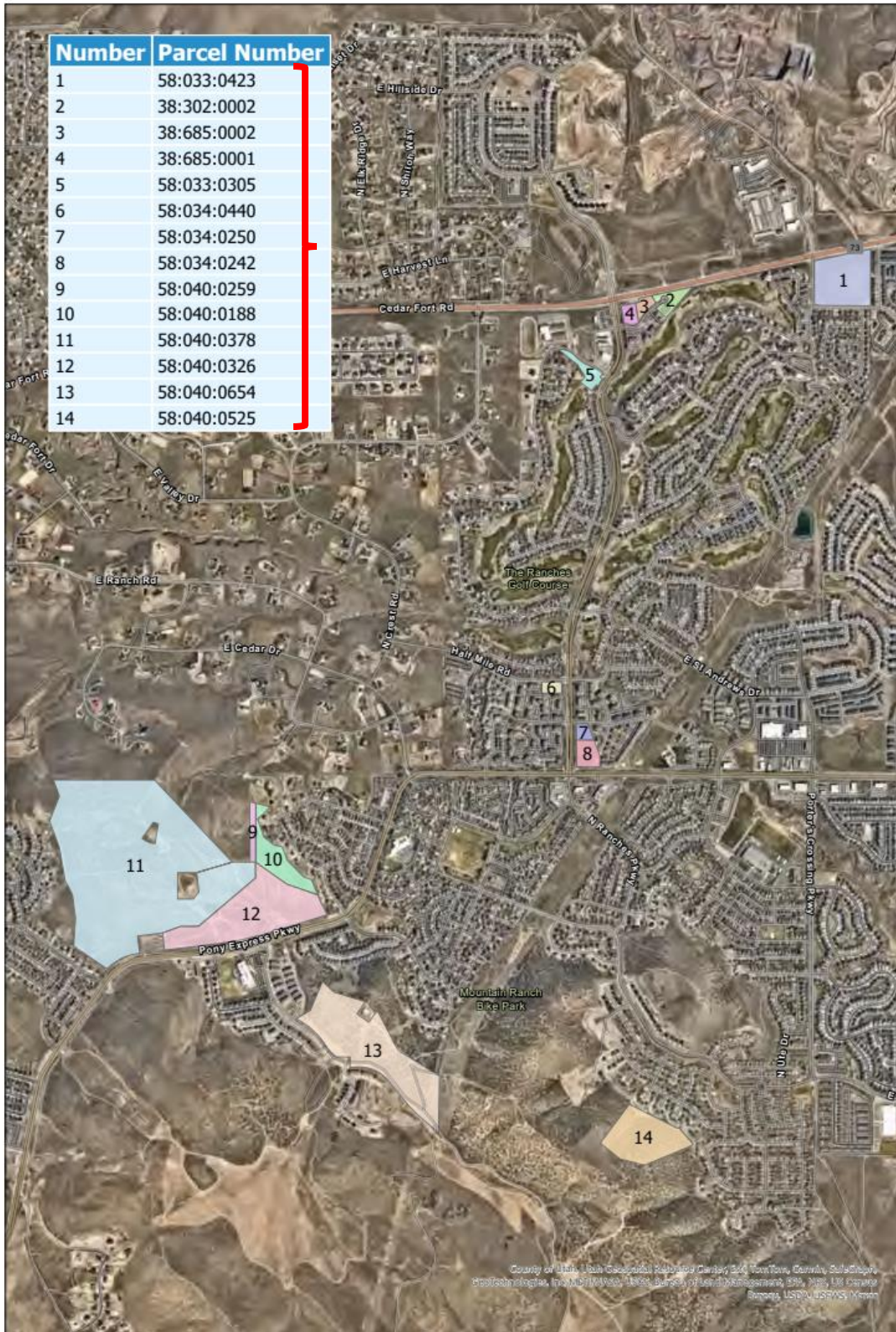
3. Approved Land Use Plan 9-3-19

Proposed Rezones by Parcel

The Ranches Properties



Number	Parcel Number
1	58:033:0423
2	38:302:0002
3	38:685:0002
4	38:685:0001
5	58:033:0305
6	58:034:0440
7	58:034:0250
8	58:034:0242
9	58:040:0259
10	58:040:0188
11	58:040:0378
12	58:040:0326
13	58:040:0654
14	58:040:0525



Proposed Rezones by Parcel Eagle Mountain Properties

Number	Parcel Number	Number	Parcel Number	Number	Parcel Number
1	59:044:0092	14	59:029:0003	22	59:047:0011
2	59:007:0026	14	59:029:0003	22	59:047:0011
3	59:018:0032	14	59:029:0003	22	59:047:0011
4	59:018:0040	14	59:029:0003	22	59:047:0011
5	59:018:0038	14	59:029:0003	23	59:045:0151
6	59:008:0006	15	59:030:0006	24	59:045:0061
7	59:017:0003	16	59:030:0008	25	59:045:0060
8	59:020:0008	17	66:815:0001	26	59:045:0041
9	59:020:0001	18	59:068:0004	27	59:045:0043
10	59:028:0004	19	59:084:0002	28	59:045:0044
11	59:056:0037	19	59:084:0002	29	59:045:0006
12	59:019:0008	20	59:056:0043	30	42:050:0002
13	59:027:0001	21	59:054:0013	31	59:045:0045

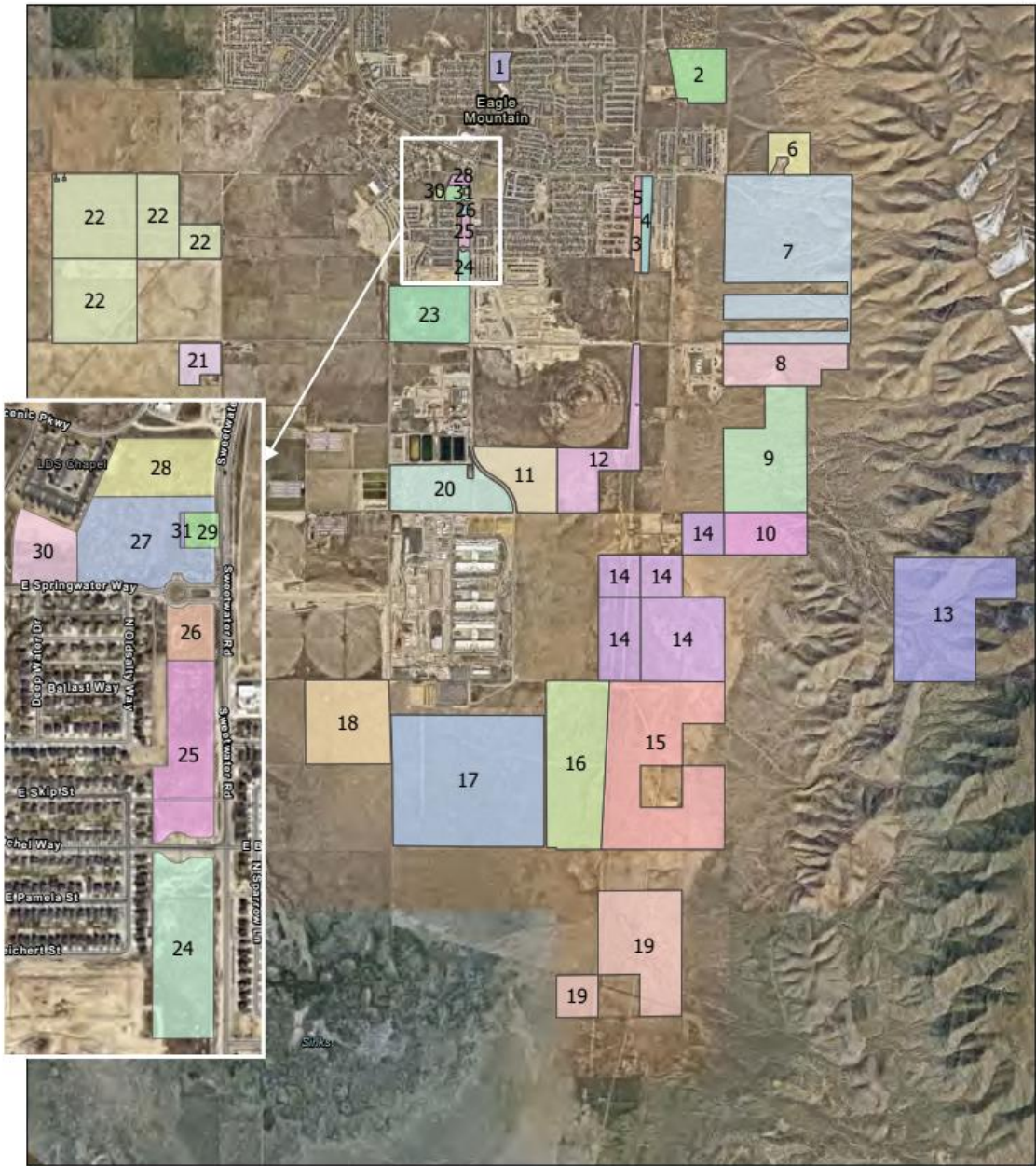


Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
--	----------------	------------	---------	---	------------------	--	---------------------

Eagle Mountain Properties List

1	WALDEN ESTATE LLLP, MONTE VISTA RANCH LC	59:044:0092	13.7	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1	Community Commercial	CN
2	LAKE MOUNTAIN DEVELOPMENT LLC	59:007:0026	64.9	Agricultural/Residenti al Density 2	Eagle Mountain Properties/Residential	No Change	RD2
3	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0032	10.8	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG
4	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0040	21.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG
5	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0038	7.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG
6	MONTE VISTA RANCH LC	59:008:0006	35.7	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG
7	MONTE VISTA RANCH LC	59:017:0003	422.7	Foothill Residential	Ault Farms/Parks and Open Space	No Change	FR/AG

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
8	MONTE VISTA RANCH LC	59:020:0008	111.2	Foothill Residential & Parks and Open Space (2x tiny sections)	Ault Farms/Mixed-Use Residential/Commercial	No Change	FR/AG
9	MONTE VISTA RANCH LC	59:020:0001	202.8	Foothill Residential	Eagle Mountain Properties/Mixed-Use Residential/Commercial	Foothill Residential	FR
10	MONTE VISTA RANCH LC	59:028:0004	81.1	Foothill Residential & Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	FR/AG
11	MONTE VISTA RANCH LC	59:056:0037	90.8	Community Commercial	Eagle Mountain Properties/Commercial C-1 (along road) & Residential	Business Park/Light Industry	LMD/AG
12	MONTE VISTA RANCH LC	59:019:0008	106.9	Community Commercial & Business Park/Light Industry & Neighborhood Residential One	Eagle Mountain Properties/Residential & Parks and Open Space	Business Park/Light Industry	LMD and/or Industrial
13	MONTE VISTA RANCH LC	59:027:0001	269.3	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
14	MONTE VISTA RANCH LC	59:029:0003 (4 pieces)	360.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties & Scarlet Ridge/Commercial C-2 & Residential & Parks and Open Space	No Change	RD1/RD2, AG
15	MONTE VISTA RANCH LC	59:030:0006	380.5	Community Commercial & [mostly] Business Park/Light Industry	Eagle Mountain Properties & Non-MDA/Agricultural & Residential & Parks and Open Space	No Change	RD1/RD2
16	UTLCO EAGLE MTN TWO LLC	59:030:0008	228.6	Business Park/Light Industry	Eagle Mountain Properties/Commercial C-2	No Change	LMD and/or Industrial
17	STADION LLC	66:815:0001	458.2	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	LMD and/or Industrial
18	LAKE MOUNTAIN LAND CO LLC	59:068:0004	160.0	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	AG
19	MONTE VISTA RANCH LC	59:084:0002 (2 pieces)	239.5	Business Park/Light Industry & Agricultural/Rural Density 1	Eagle Mountain Properties/Residential & Parks and Open Space	No Change	RA1/RA2, AG

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
20	MONTE VISTA RANCH LC	59:056:0043	116.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties/Airpark	Business Park/Light Industry	LMD and/or Industrial
21	RAWLINS, STEVEN CHAD; UPLAND CAPTICAL LLC	59:054:0013	35.6	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2	No Change	AG
22	UTLCO EAGLE MTN TWO LLC	59:047:0011 (4 pieces)	442.9	Regional Commercial & Business Park/Light Industry & Neighborhood Residential 2 & Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2 & Residential & Parks and Open Space	Business Park/Light Industry, Parks and Open Space	AG or Industrial
23	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP; ZORBIS ENTERPRISES LLC	59:045:0151	100.5	Community Commercial	Eagle Mountain Properties/Commercial C-2	No Change	CC

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
24	ZJT MANAGEMENT LLC	59:045:0061	8.3	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN
25	ZJT MANAGEMENT LLC	59:045:0060	7.0	Neighborhood Residential 1 & Community Commercial	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN
26	MVR MANAGEMENT LLC	59:045:0041	2.0	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN
27	MVR MANAGEMENT LLC	59:045:0043	7.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC
28	MONTE VISTA RANCH LC	59:045:0044	4.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CC
29	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP	59:045:0006	0.9	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
30	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	42:050:0002	3.1	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN
31	MONTE VISTA RANCH LC	59:045:0045	0.1	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC

The Ranches Properties List

1	CEDAR DEVELOPMENT PARTNERS LLC	58:033:0423	13.1	Community Commercial	The Ranches/Commercial Community	No Change	CN & CC
2	DIRECT COMMUNICATIONS CEDAR VALLEY LLC	38:302:0002	2.2	Community Commercial	The Ranches/Commercial	No Change	CC
3	TACOS DON LUIS LLC	38:685:0002	1.2	Community Commercial	The Ranches/Commercial	No Change	CC
4	T JOHNSON MANAGEMENT LLC	38:685:0001	1.3	Community Commercial	The Ranches/Commercial	No Change	CC

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
5	BELLE STREET INVESTMENTS LLC	58:033:0305	2.4	Community Commercial	The Ranches/Commercial	Community Commercial	CN
6	VDP INVESTMENT LLC	58:034:0440	1.0	Community Commercial	The Ranches/Village Core Commercial	No Change	CN
7	EAGLE11 LLC	58:034:0250	1.1	Community Commercial	The Ranches/Village Core Commercial	No Change	CC
8	EAGLE11 LLC	58:034:0242	2.7	Community Commercial	The Ranches/Village Core Commercial	No Change	CC
9	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0259	1.6	Parks and Open Space	The Ranches/Community Open Space	No Change	AG
10	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0188	7.5	Parks and Open Space	The Ranches/Community Open Space	No Change	AG
11	BELLE STREET INVESTMENTS LLC	58:040:0378	108.4	Foothill Residential	The Ranches/Community Open Space & Country Residential	No change	RD2 & OSN
12	KDC HOLDINGS LLC	58:040:0326	27.4	Community Commercial	The Ranches/Commercial	No Change	CC

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)
13	CADENCE HOMES BUILDING CORP	58:040:654	32.4	Neighborhood Residential 1, Parks and Open Space, Foothill Residential	The Ranches/Community Open Space & Village Core	Parks and Open Space	OSN & AG(Roads)
14	SHUPE BUILDERS LLC	58:040:0525	9.7	Parks and Open Space	The Ranches/Community Open Space	No Change	OSN

City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
---	---	------------------------

EMMC 17.35	Community Commercial	CN
EMMC 17.25	Agricultural/Residential Density 2	RD1
EMMC 17.20	Parks and Open Space	AG
EMMC 17.20	Parks and Open Space	AG
EMMC 17.20	Parks and Open Space	AG
EMMC 17.20	Parks and Open Space	AG
EMMC 17.20 / EMMC 17.25	Foothill Residential	AG

City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
EMMC 17.20 / EMMC 17.25	Foothill Residential & Parks and Open Space (2x tiny sections)	AG
EMMC 17.25	Foothill Residential	AG
EMMC 17.20 / EMMC 17.25	Foothill Residential & Parks and Open Space	AG
EMMC 17.20 / EMMC 17.37	Community Commercial	CC
EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	LMD
EMMC 17.20	Parks and Open Space	AG

City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
EMMC 17.20 / EMMC 17.25	Agricultural/Residential Density 2	RD1
EMMC 17.25	Agricultural/Residential Density 2	RD1
EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	AG
EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	AG
EMMC 17.20	Business Park/Light Industry	AG
EMMC 17.20 / EMMC 17.25	Agricultural/Residential Density 1	RA1

City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
EMMC 17.37 / EMMC 17.40	Business Park/Light Industry	LMD
EMMC 17.20	Community Commercial	CC
EMMC 17.20 / EMMC 17.40	Business Park/Light Industry	AG
EMMC 17.35	Community Commercial	CC

City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
EMMC 17.35	Community Commercial	CN
EMMC 17.35	Community Commercial	CN
EMMC 17.35	Community Commercial	CN
EMMC 17.35	Community Commercial	CN
EMMC 17.35	Community Commercial	CC
EMMC 17.35	tbd	tbd

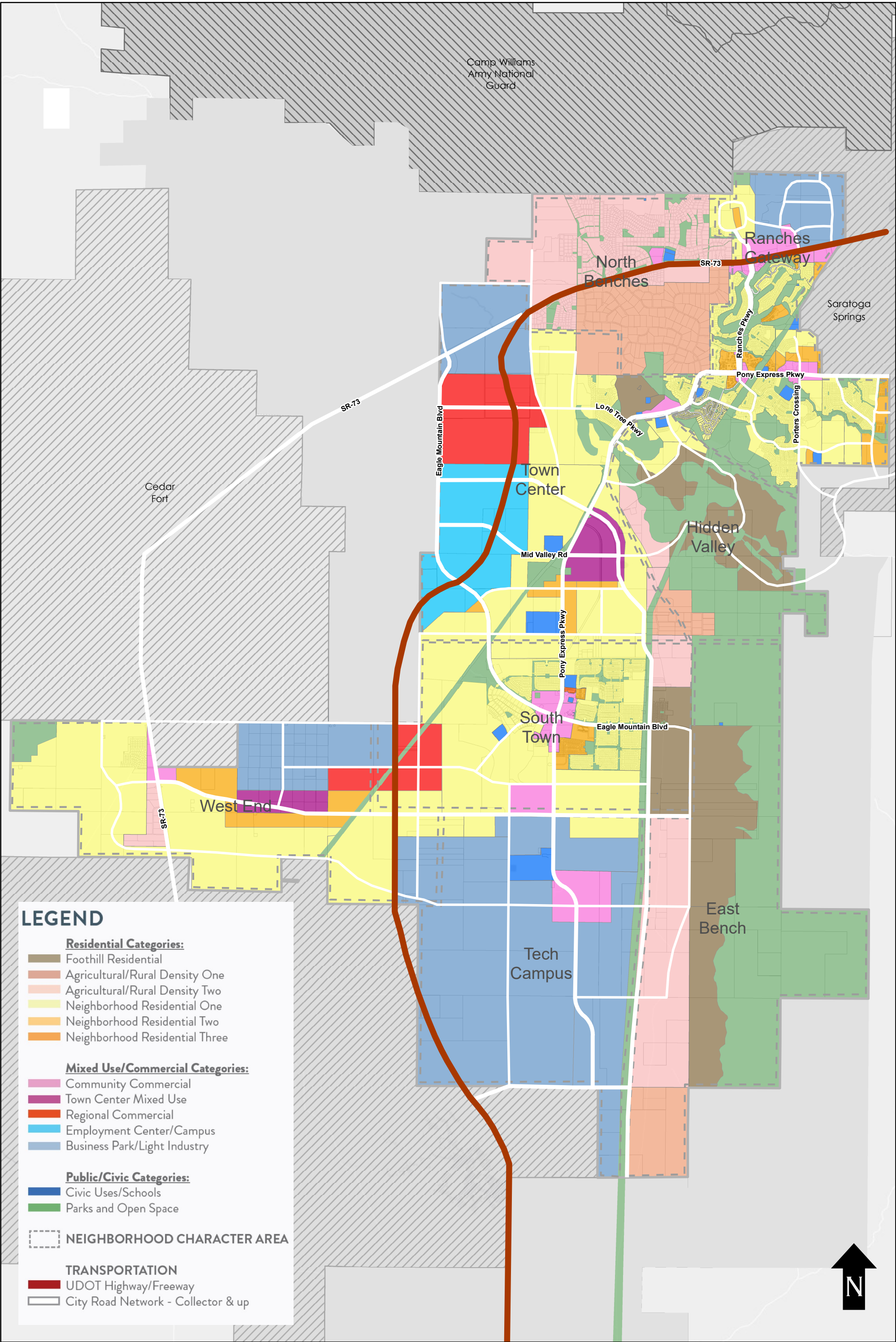
City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
EMMC 17.35	tbd	tbd
EMMC 17.35	tbd	tbd

EMMC 17.35
EMMC 17.35
EMMC 17.35
EMMC 17.35

City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
EMMC 17.35		
EMMC 17.35		
EMMC 17.35		
EMMC 17.35		
EMMC 17.20		
EMMC 17.20		
EMMC 17.23 / 17.25		
EMMC 17.35		

City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	PC Recommended Future Land Use Map Category	PC Recommended Zone(s)
EMMC 17.20 / 17.23		
EMMC 17.23		

FUTURE LAND USE & TRANSPORTATION MAP





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2024**

TITLE:	Granite Credit Union Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Matt Anderson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community	1 Acre

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council of the Granite Credit Union site plan with the following conditions:

1. The approval is contingent on the proposed plat amendment application being approved;
2. All mechanical equipment shall be screened and not visible from the street.

BACKGROUND:

The property was rezoned on December 7, 2021 (Ordinance No. O-40-2021), as part of the Tagg-N-Go car wash project along Ranches Parkway. The applicant is now seeking site plan approval on a portion of the property for the purpose of constructing a Granite Credit Union. The City is currently reviewing a plat amendment application that would amend Saddle Junction Plat 1, dividing Lot 102 (Parcel No. 66:403:0103) into four separate lots, one of which would be utilized for the proposed Granite Credit Union.

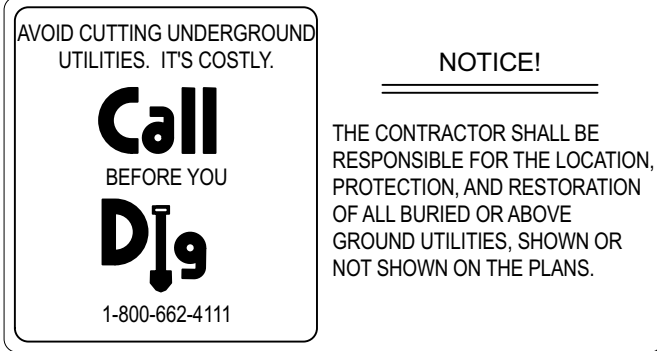
ITEMS FOR CONSIDERATION:

The proposed site plan complies with all applicable standards in the site plan development (EMMC 17.100) and commercial design (EMMC 17.72) zoning standards.

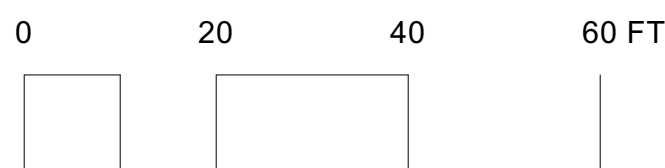
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Landscape Plan - Granite Credit Union
2. Site Plan - Granite Credit Union
3. Elevations - Granite Credit Union
4. Vicinity Maps - Granite Credit Union



NORTH



SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SIZE AT MATURITY (WIDTH)	DETAIL
DECIDUOUS TREES						
	5	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	1-1/2" CAL.	30'-40'	D/L5.01
EVERGREEN TREES						
	3	UPRIGHT CHINESE JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	6' HT.	8'	E/L5.01
	5	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	6' HT.	10'-15'	E/L5.01
	3	PINYON PINE	PINUS EDULIS	6' HT.	12'	E/L5.01
SHRUBS						
	22	STANDING OVATION SERVICEBERRY	AMELANCHIER ALNIFOLIA 'OBELISK'	5 GAL.	3'-4'	B/L5.01
	19	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	5 GAL.	36-60"	B/L5.01
	22	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA 'TRIDENTATA'	5 GAL.	3'-10'	B/L5.01
	22	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL.	5'-15'	B/L5.01
	33	BABY BLUE DWARF RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA 'BABY BLUE'	5 GAL.	3'	B/L5.01
	5	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL.	12'	B/L5.01
	43	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	3 GAL.	3'-4'	B/L5.01
	32	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	4'-6'	B/L5.01
ORNAMENTAL GRASSES						
	51	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	3'	A/L5.01
	134	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	12"-24"	A/L5.01
	18	STANDING OVATIO LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	1 GAL.	15"-18"	A/L5.01
	64	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL.	2'-3'	A/L5.01
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
BOULDERS						
	51	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4" DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM. (385) 447-9374.	G/L5.01
CRUSHED ROCK						
	11,941 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALL A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.		CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM. (385) 447-9374.	F/L5.01
LAWN						
	1,586 S.F.	BIONATIVE SOD	INSTALL OVER MINIMUM 5" TOPSOIL LAYER. THIS TURF REQUIRES MINIMAL MAINTENANCE AND SHOULD BE LEFT IN ITS NATURAL STATE, WHICH CAN RANGE FROM 12- TO 36-INCHES IN HEIGHT. IF DESIRED, THE SOD CAN BE MOVED TWICE YEARLY.		BIOGRASS SOD FARMS (801)562-9090 OR APPROVED EQUAL	I/L5.01

SYMBOL	QTY.	TYPE	COMMON NAMES	BOTANICAL NAMES	LBS. PER ACRE	% OF MIX
	2,347 S.F.	SHRUBS, GRASSES & FORBS	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	3.00	42.9
			SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	0.50	7.10
			BIG BASIN SAGEBRUSH	ARTEMISIA TRIDENTATA SSP. TRIDENTATA	0.10	1.40
			BLUE GRAMA GRASS	BOULELOUA GRACILIS	0.75	10.7
			SHOWY GOLDENEYE	HELIOMERIS MULTIFLORA	0.25	3.60
			PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.15	2.10
			MUTTONGRASS	POA FEDLERIANA	0.40	5.70
			CLIFFROSE	PURSHIA MEXICANA	0.50	7.10
			ANTELOPE BITTERBRUSH	PURSHIA TRIDENTATA	0.50	7.10
			OAKBRUSH SUMAC	RHUS TRILOBATA	0.50	7.10
COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	0.35	5.00			



ALWAYS PLANT ACCORDING TO
CENTER POINT OF THE SYMBOL

- 1. 1/4" x 6" METAL EDGING
DETAIL H/L5.01
- 2. LANDSCAPE BERM - 3:1 SLOPE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRADING,
NATIVE SEEDING, AND PLANTING NOTES ON SHEET
L0.01

CH: 17.60 - LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

DESIGN ZONED AS	COMMERCIAL COMMUNITY	
TOTAL SITE AREA	43,403 S.F.	
ON-SITE LANDSCAPE AREA	14,269 S.F. = 33%	
	REQUIRED	PROVIDED
GENERAL:		
PLANT COVERAGE - 50% MIN.		54%
REQUIRED TREES - 1 PER 1,000 S.F. OF LANDSCAPE AREA	14,269 S.F. / 1,000 = 14	16
DROUGHT TOLERANT PLANT SPECIES - 50% MIN.		100%
MIN. DECIDUOUS TREE SIZE	1-1/2" CAL.	YES
MIN. EVERGREEN TREE SIZE	6' HT.	YES
SETBACKS:		
FRONT SETBACK	10' MIN.	YES
REAR SETBACK	20' MIN.	YES

[illegible]

PROJECT TITLE AND ADDRESS
**GRANITE CREDIT UNION
- EAGLE MOUNTAIN
BRANCH**
ALLGOOD SUBDIVISION - LOT 1
EAGLE MOUNTAIN, UTAH

REVISIONS

△	DESCRIPTION	DATE
1	DRC COMMENTS	8/27/2024

PROJECT INFORMATION

DATE:	22 JULY 2023
PROJECT #:	24-026
PM / PA:	CLT
PIC:	GWT

DRAWING SET STATUS

SITE PLAN APPROVAL

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

AS101

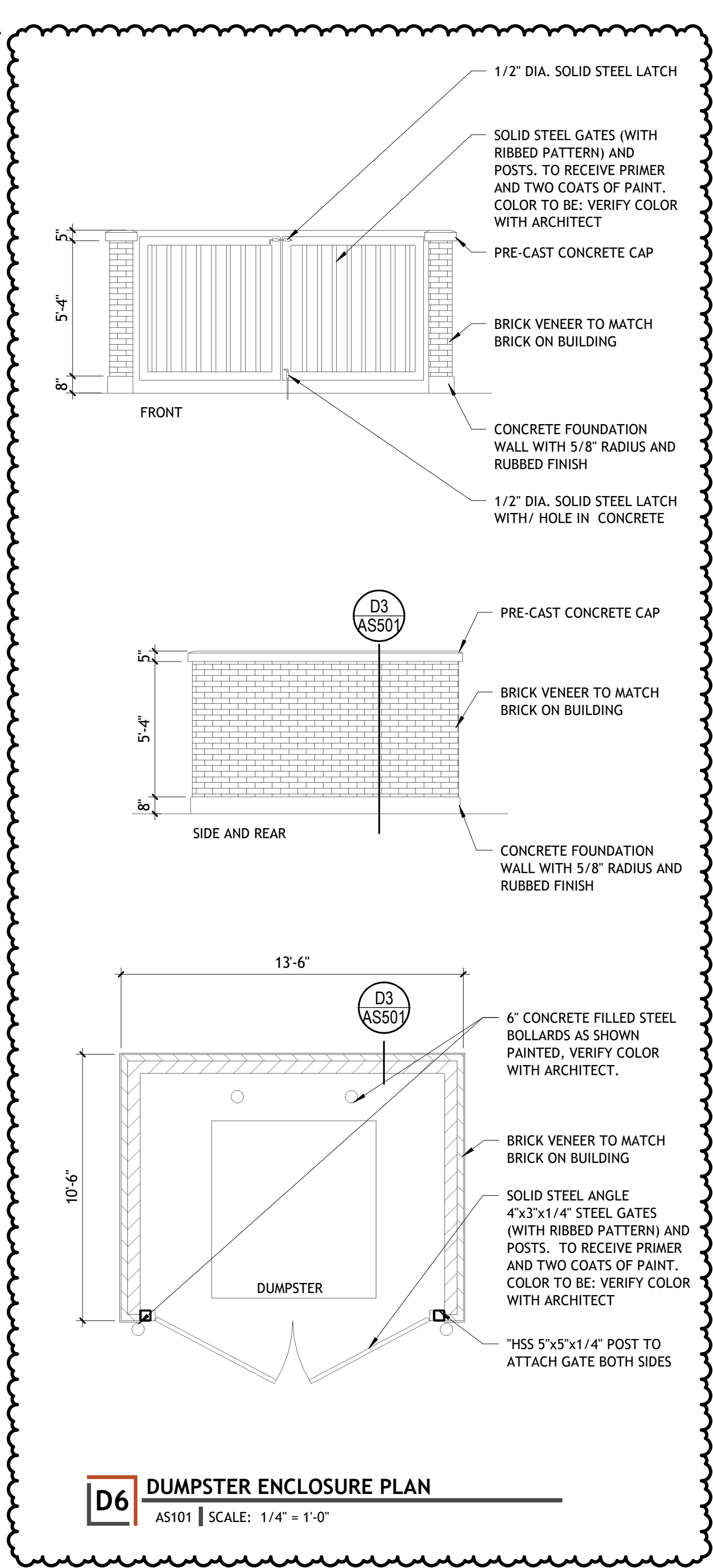
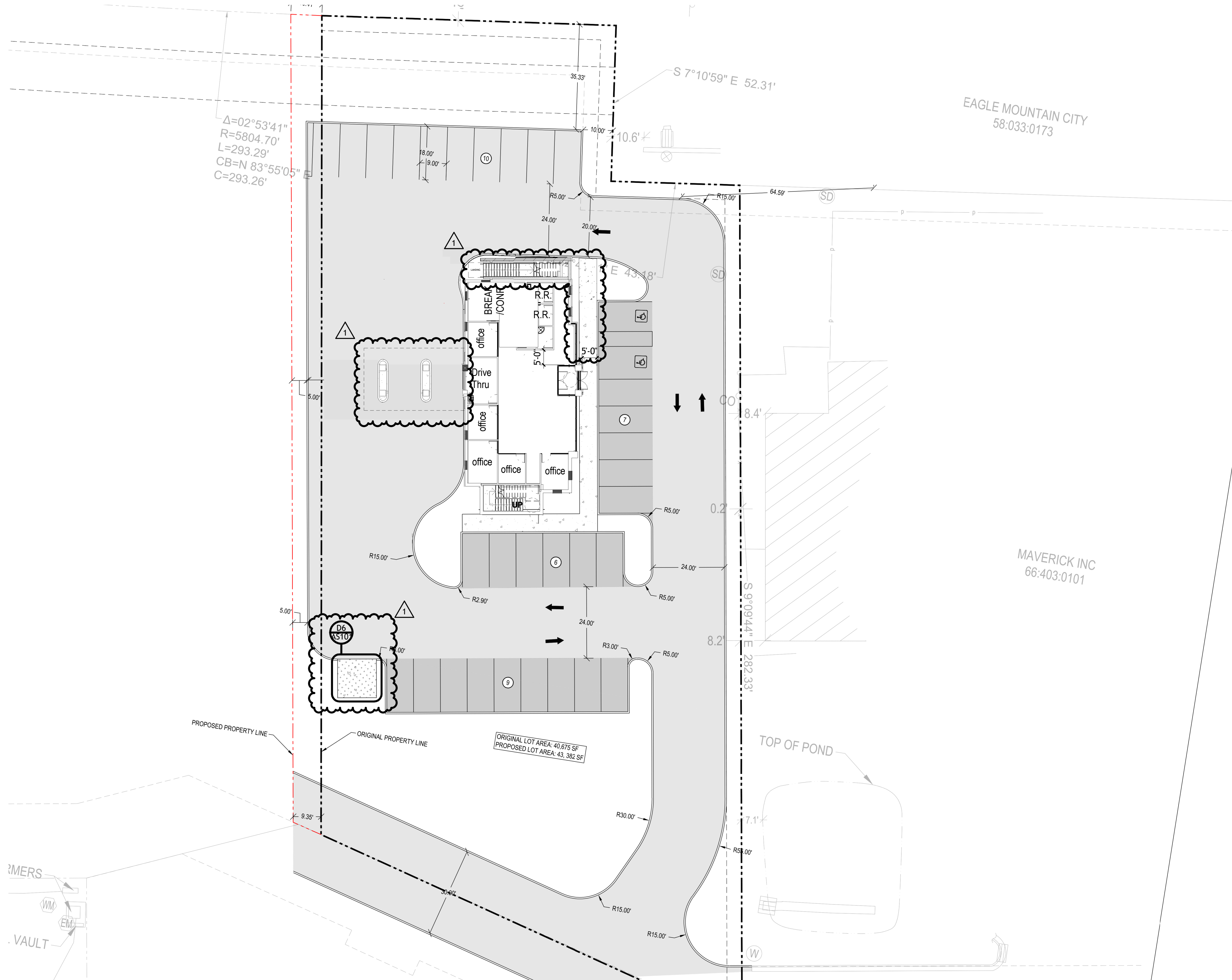
KEYNOTES

D6 DUMPSTER ENCLOSURE PLAN

AS101 | SCALE: 1/4" = 1'-0"

GENERAL NOTES

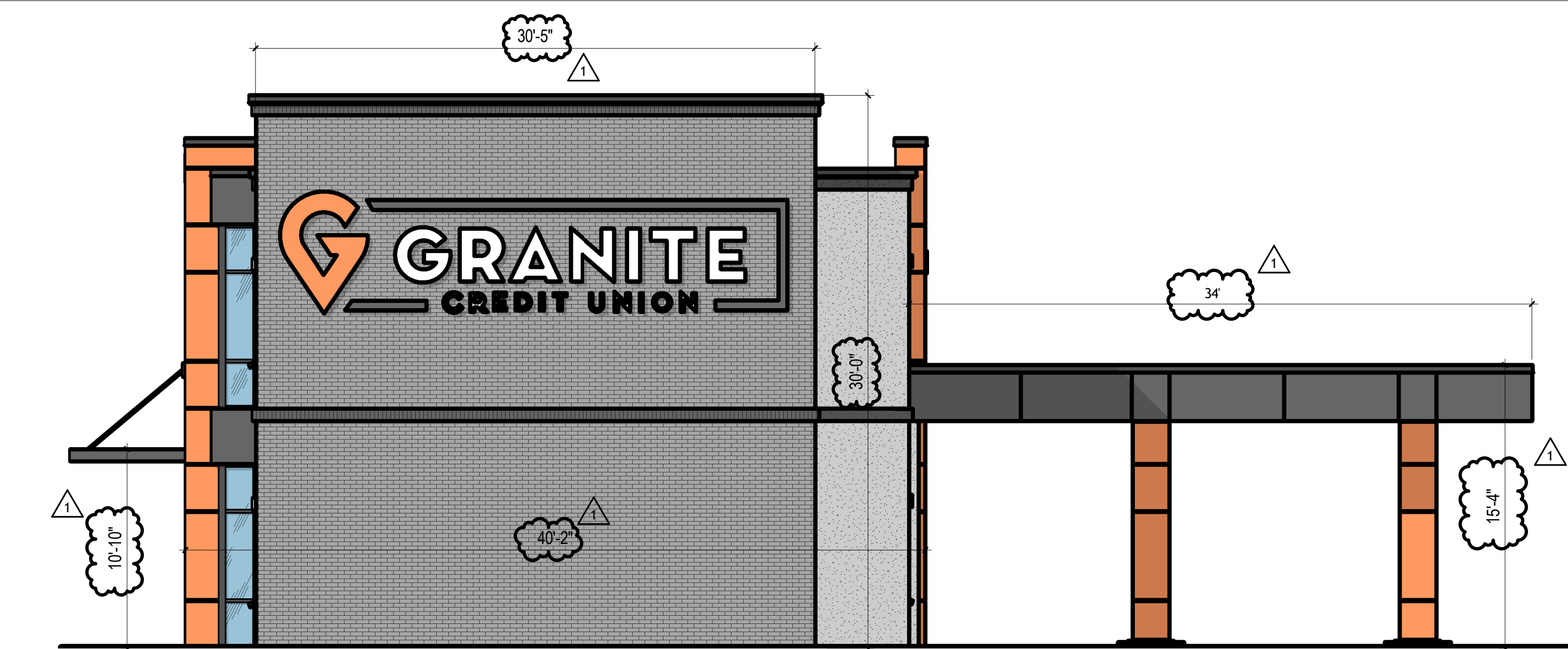
- COORDINATE SITE PLAN WITH LANDSCAPE, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- SEE AS501 FOR SITE DETAILS.



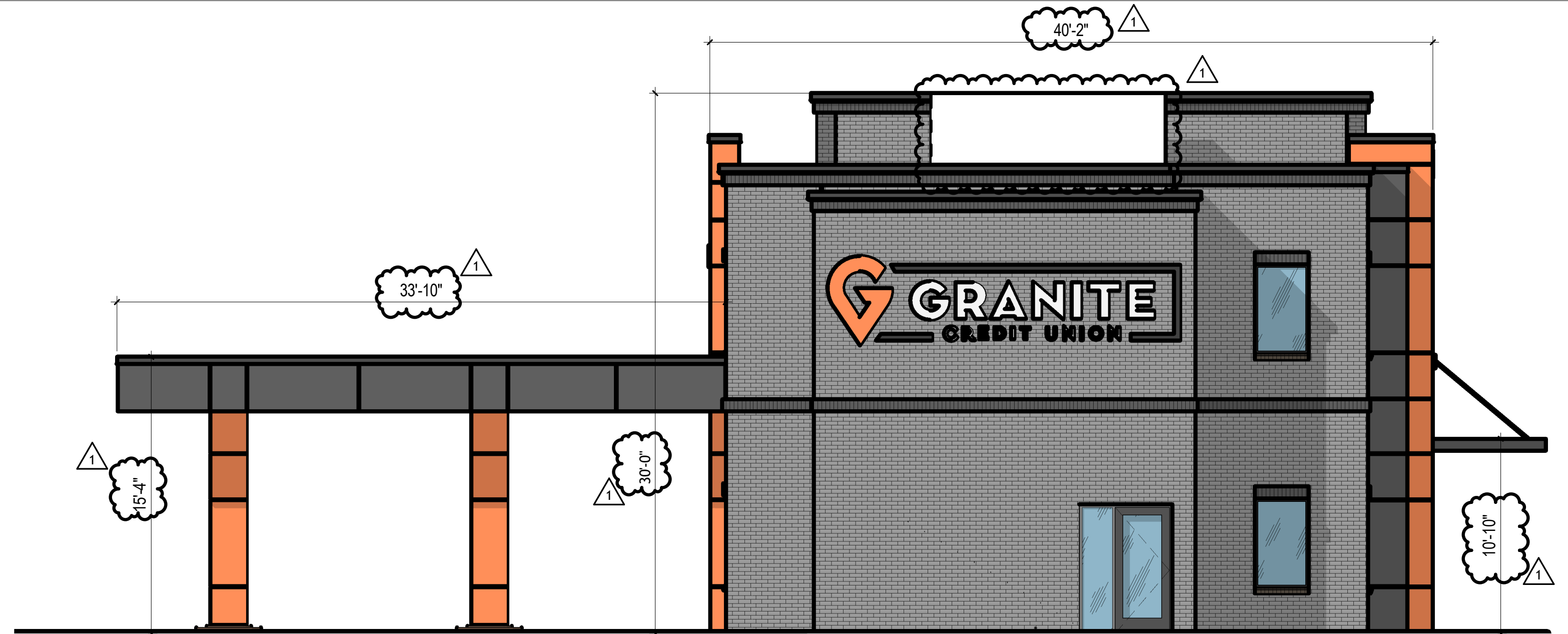
D2 ARCHITECTURAL SITE PLAN

AS101 | SCALE: 1" = 20'-0"

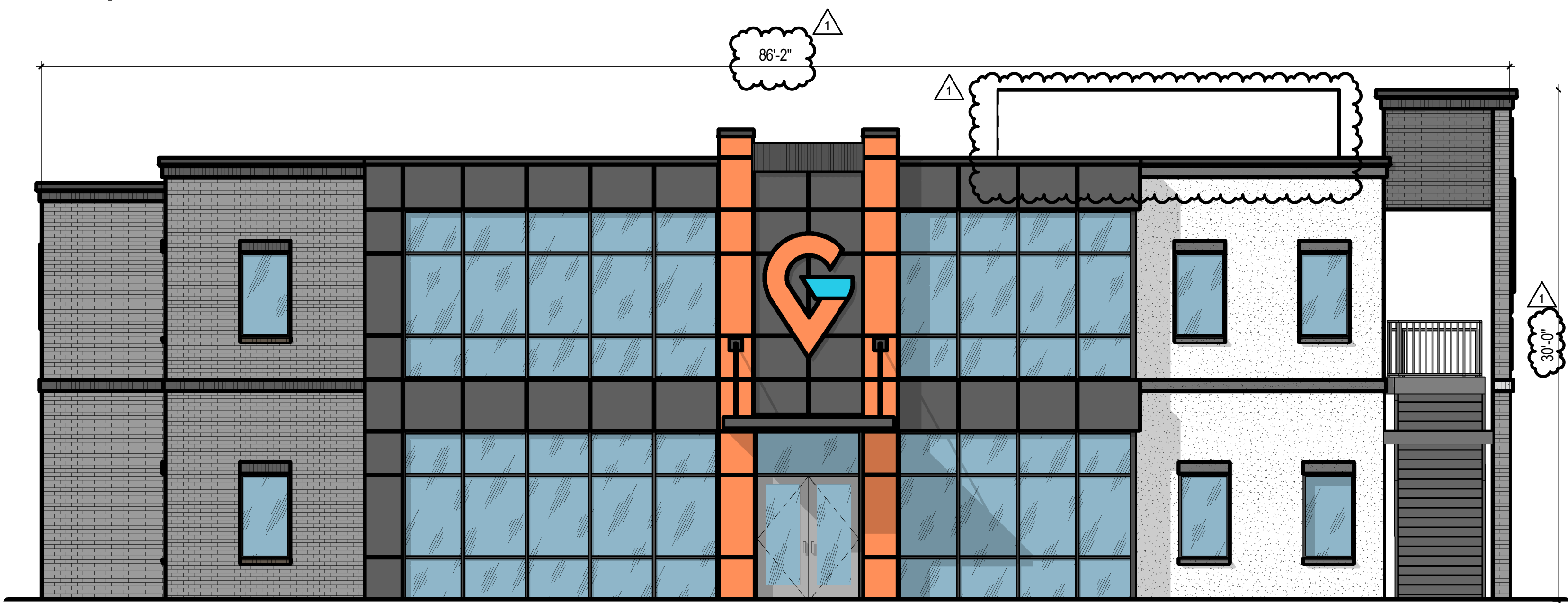
C1.01



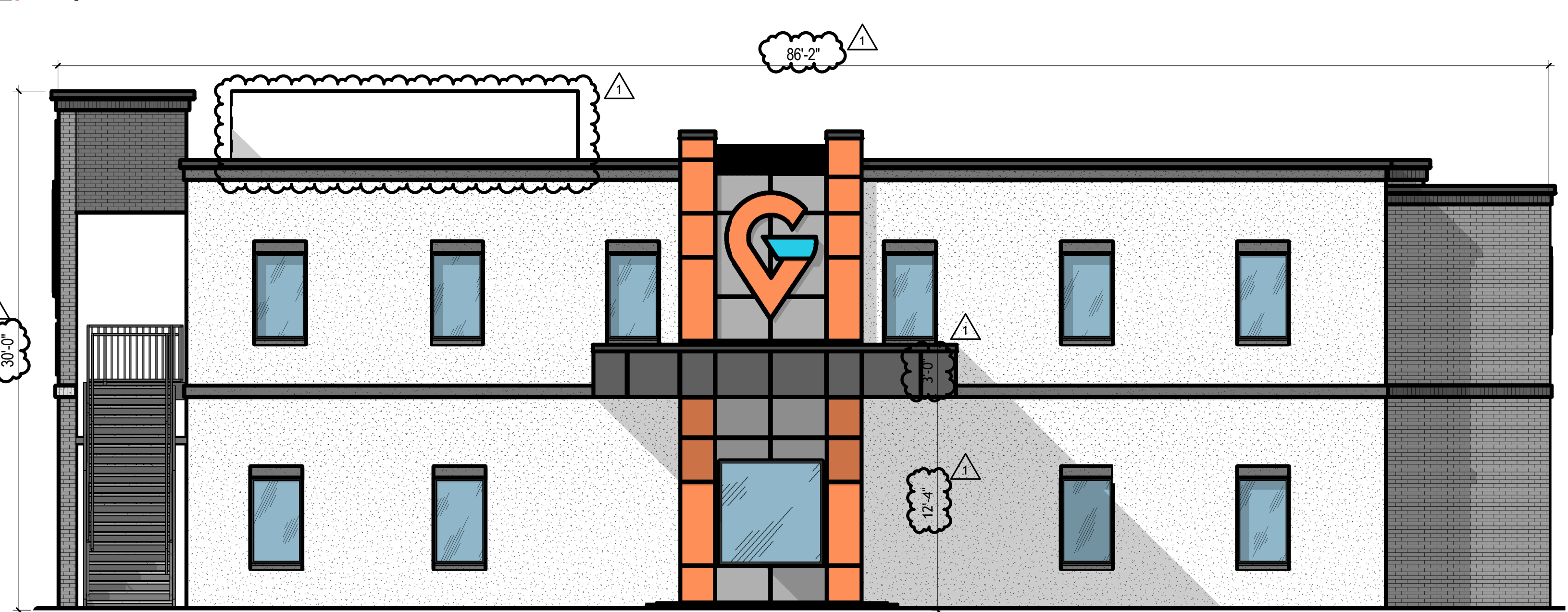
1 NORTH ELEVATION
X102 | SCALE: 3/16" = 1'-0"



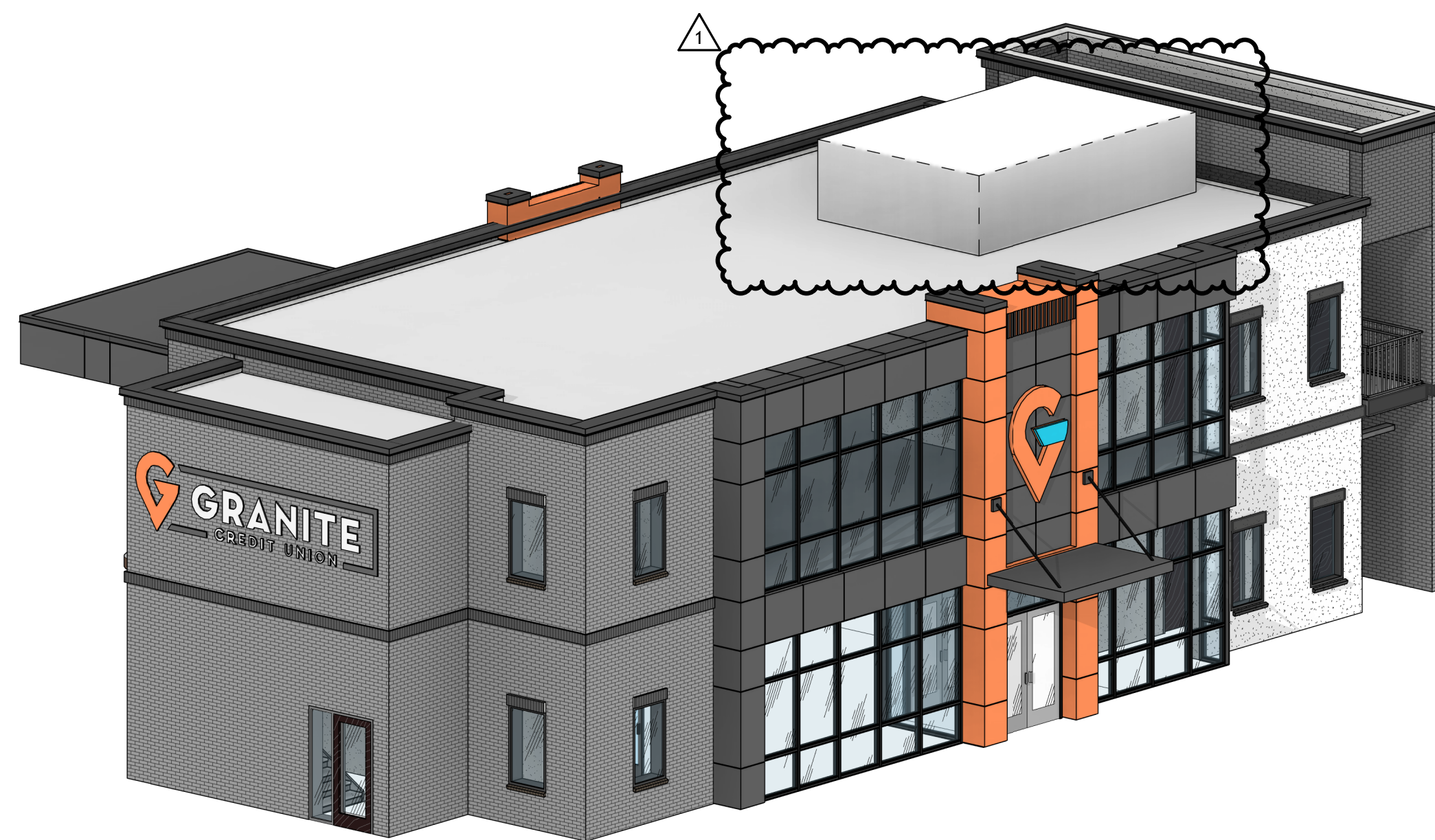
2 SOUTH ELEVATION
X102 | SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
X102 | SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
X102 | SCALE: 3/16" = 1'-0"



REVISIONS		
△	DESCRIPTION	DATE
1	DRC COMMENTS	8/27/2024

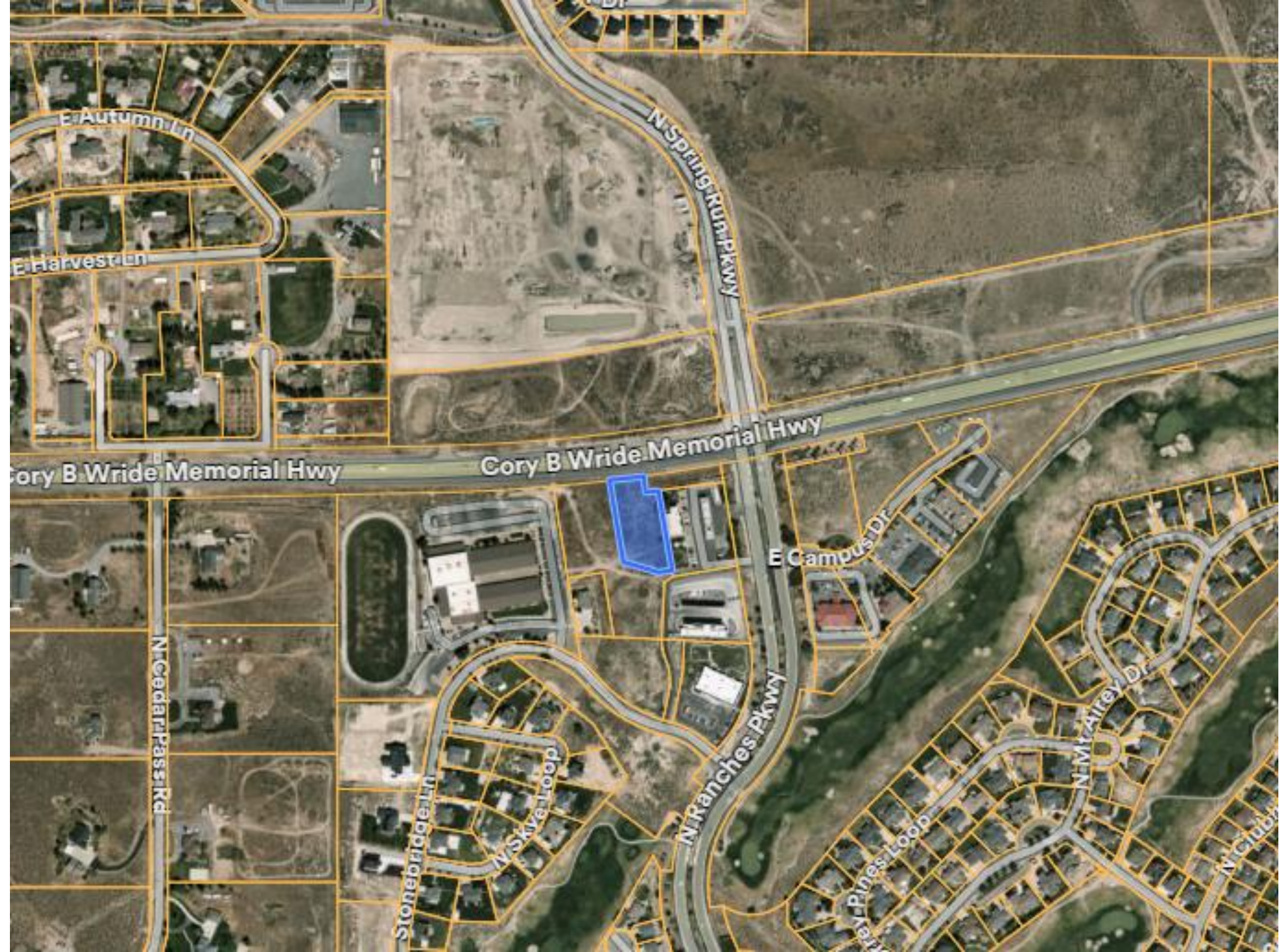
GRANITE CREDIT UNION - EAGLE MOUNTAIN BRANCH

ALLGOOD SUBDIVISION - LOT 1
EAGLE MOUNTAIN, UTAH

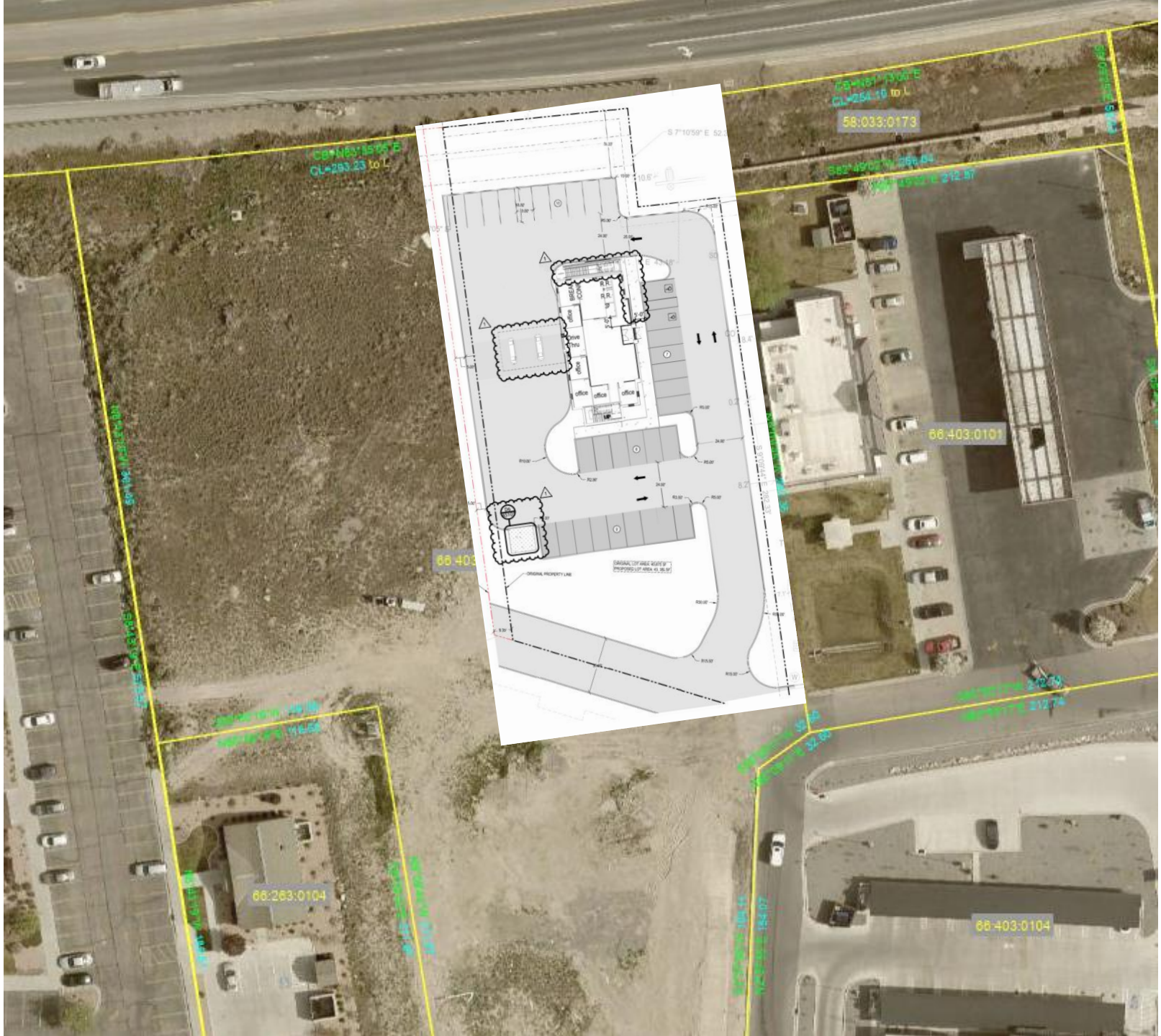
22 JULY 2023



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com







C8-N43:19.05'E
CL=283.23 to L

C5-N48:17.00'E
CL=254.10 to L
58-033-0173

S82:49:02" N 266.64'
W15:02" E 212.57'

66-403-0101

66-403

S82:49:02" N 266.64'
W15:02" E 212.57'

66-263-0104

S82:49:02" N 266.64'
W15:02" E 212.57'

66-403-0104

S82:49:02" N 266.64'
W15:02" E 212.57'

S82:49:02" N 266.64'
W15:02" E 212.57'