

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

Eagle Mountain City Conference Room; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
 - A. May 13, 2014
 - B. May 27, 2014
4. Development Items
 - A. Oquirrh Mountain Master Development Plan Amendment – Public Hearing, Recommendation to the City Council An amendment to the Oquirrh Mountain Master Development Plan reducing the number of dwelling units from 417 to 346. The densities range from 3.2 to 15 dwelling units per acre which was previously 3.7 to 13.7 dwelling units per acre. Tier IV development has been reduced from 3.5 to 2 acres. Tier III development has been reduced from 26.2 to 17 acres, and Tier II development has been increased to 45.1 acres from 36.2 acres. There is a minor reduction in open space from 54.5 to 53 acres.
 - B. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED) An amendment to the Porter's Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.
 - C. Development Review Process Code Amendment – Discussion Proposed amendments to the City's Development Code concerning development review and approval authority (including but not limited to Chapters 16.05, 16.10, 16.15, 16.20, 16.25, 17.05, 17.95, 17.100 of the Municipal Code).
5. Next Scheduled Meeting: July 8
6. Adjournment

1 **6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

2
3 COMMISSION MEMBERS PRESENT: John Linton, Preston Dean, Miriam Allred, Wendy
4 Komoroski, and Matthew Everett.

5
6 CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner;
7 Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

8
9 ELECTED OFFICIAL PRESENT: Adam Bradley

10
11 1. Pledge of Allegiance

12 Commissioner Linton led the Pledge of Allegiance.

13
14
15 2. Declaration of Conflicts of Interest

16 None

17
18
19 3. Approval of Meeting Minutes

20 A. April 22, 2014

21
22 **MOTION:**

Preston Dean moved to approve the April 22, 2014 meeting minutes with the following changes: on page 3 line 2 the words impact fees to be replaced with the words special assessments. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.

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28
29 4. Development Items:

30
31 A. Rockwell Seminary Site Plan—Public Hearing, Recommendation to the City Council

32 The proposal is for a one-room seminary building located on a .536 acre-parcel next to
33 Rockwell Charter High School. The site includes a 1,740 square-foot structure and a 5-
34 stall parking lot.

35
36 Mike Hadley explained that the Planning Department has received an application for a site
37 plan for the Rockwell LDS Seminary building designed for the use of Rockwell Charter High
38 School students. The site currently has a temporary portable building for seminary classes
39 and has a conditional use permit from the City. The site is located just east of the charter
40 school in the Saddle Junction subdivision, Lot 104. The conditional use permit for the
41 seminary building was originally approved by the Planning Commission on June 10, 2008
42 and then in 2009 was given a two year extension. The site plan was approved by the City
43 Council on July 15, 2008. The original proposal was for a temporary building until they
44 could calculate the enrollment numbers and evaluate the impact of the seminary building
45 being built at the high school and junior high school in Saratoga Springs. The applicant
46 wanted to make sure that it was feasible to build a permanent building. In July of 2013 the

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1 applicant submitted for another two year extension because of the new middle school that
2 was built in Eagle Mountain. They were granted a one year extension. Since the approval is
3 about to expire the applicant has decided to build a permanent building.
4

5 Access/Parking

6 The current temporary building is accessed by using the Rockwell Charter school
7 access/parking lot. The lot the permanent building is on will now be accessed by
8 connecting to Stonebridge Lane to the south of the lot. The applicant has an easement
9 with the property owner that will allow an access road to be built. The application
10 meets the City's parking standards.
11

12 Zoning

13 The zoning on the proposed site is Satellite Commercial (SC). The seminary building is
14 not a permitted use but can be approved with a conditional use permit if the Planning
15 Commission finds it to be similar and compatible.
16

17 Landscape

18 The applicant has submitted a detailed landscape plan that staff feels meets the requirements
19 of the City's code. The landscape with the permanent building will be more comprehensive
20 than what is currently on the site.
21

22 Fencing

23 Privacy fencing will be required to separate the proposed seminary building from the
24 commercial development to the north and east. The required materials and colors must
25 receive Ranches HOA approval.
26

27 Paul Evans with EA Architecture explained that the Ranches HOA required a linen color for
28 the fascia and trim instead of the white coloring.
29

30 *Commissioner Linton opened the public hearing at 6:12 p.m.*
31

32 None
33

34 *Commissioner Linton closed the public hearing at 6:12 p.m.*
35

36 **MOTION:** *Preston Dean moved to recommend approval of the Rockwell*
37 *Seminary Site Plan to City Council. Wendy Komoroski seconded*
38 *the motion. Those voting aye: Preston Dean, Miriam Allred,*
39 *Wendy Komoroski, John Linton and Matthew Everett. The*
40 *motion passed with a unanimous vote.*
41

42 B. The Cove at Rock Creek – Public Hearing, Recommendation to the City Council

43 The proposed application consists of 82 townhome units on 6.54 acres for a density of
44 12.5 units per acre in the remaining portion of the Rock Creek development.

- 45 • Site Plan
- 46 • Preliminary Plat – Action Item

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1 • Final Plat

2
3 Mr. Hadley explained that the proposed Cove at Rock Creek Site Plan, Preliminary and Final
4 Plat is located just south of the existing Rock Creek development off of Rock Creek Rd and
5 Clear Rock Rd in the Ranches Master Development. The proposed application consists of 82
6 townhome units on 6.53 ac for a density of 12.5 units per acre on the overall project. The density
7 for the first plat is 13.9 units per acre. This proposed development is the remaining portion of
8 the original Rock Creek development. The original Rock Creek development was approved with
9 276 total units. Ph.1 consisted of 96 units and Ph.2 consisted of 84 units for a total of 180 platted
10 units. There are a total of 96 possible units left that could be built. The remaining portion was
11 approved as 12-plex units similar to the existing Rock Creek development. The Cove at Rock
12 Creek is proposing 82 townhome units instead of the 12-plex buildings. The Planning
13 Commission reviewed this as a concept plan on January 14, 2014. Since that time the applicant
14 has been to DRC committee on two different occasions.

15
16 Site Plan & Final Plat

17 Site plans and subdivision plats are required for all multi-family residential and/or townhome
18 projects. The review for these projects includes landscaping, road and frontage improvements,
19 open space, building layout and architecture, parking, emergency access, storm drainage, and
20 more.

21
22 Building Elevation/Architecture

23 There are four 6-unit buildings, two 5-unit buildings, nine 4-unit buildings, and four 3-unit
24 buildings. The applicant will need to submit detailed elevations and architectural materials
25 for the proposed buildings.

26
27 Utilities

28 The utilities for each building will need to have gang meters, electric on one side of the
29 building and gas on the other side of the building. A plan showing how each unit is going to be
30 metered needs to be submitted and approved. All of the utilities and easements need to be
31 included on the plat.

32
33 Open Space/Community Improvements

34 This project is a Tier IV development which requires 10% of the area acreage as improved open
35 space. The calculated improved open space for this project would be .654 ac. For the improved
36 park space a total of 77 points are required from the table for pocket and neighborhood parks
37 16.35.130(c). A final approved overall landscape plan needs to be submitted for final approval of
38 the project. The Development Code requires community improvements, or \$2,000 per buildable
39 acre, in the form of public buildings/facilities or regional parks. Split rail fencing around the tot
40 lot is required. Staff recommends that the improved open space and amenities are located all
41 together and not spread throughout the development. The developer is working with the Rock
42 Creek HOA to sign an agreement which would allow the townhome residents to use the
43 swimming pool and amenities located adjacent to this project.

44
45 Water

46 The applicant will need to provide water rights to the City before the plat can receive final

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1 approval and be recorded.

2

3 Parking

4 The City Code requires two parking stalls per unit and the proper handicapped accessible parking
5 stalls. Snow stacking is also required for each parking lot design.

6

7 Travis Taylor, J. Thomas Homes, presented a basketball court underneath the power line corridor
8 and explained that he was not aware that he could build anything under the power line corridor.

9 He stated that there is a basketball court to the north of the project that is being used by residents,
10 and that basketball court is located under the power line corridor. He explained that he could
11 understand not allowing the ten trees that were planned to be located under the power line
12 corridor. He requested that the Planning Commission allow him to work with City staff on
13 replacing those amenities with others like benches or tables.

14

15 Commissioner Everett asked what type of landscape the developer is planning around the
16 basketball court. Mr. Taylor explained that the developer plans to provide native landscape
17 around the back, xeriscaping as a buffer and then grass.

18

19 Commissioner Linton stated that his understanding and experience is that no permanent
20 structures could be placed under the power line corridor or in their easements. Mr. Mumford
21 explained that they would need to talk to Rocky Mountain Power before allowing the basketball
22 court to be placed in the corridor. Commissioner Linton requested that they make a condition
23 that the developer contact Rocky Mountain Power and get approval before building under the
24 power line corridor.

25

26 Commissioner Allred asked how many phases are planned for the area. Mr. Taylor explained that
27 it's hard to plat the lots of the whole area because it's difficult to make changes to the plan or fix
28 problems to the plan. He stated that he prefers that the concept plan and the Preliminary Plat be
29 approved and then cut the final plat and go phase by phase. Commissioner Dean explained that
30 the Planning Commission does not want to be in a position where they have to approve building
31 by building. Mr. Taylor said that the developer hopes for no more than three phases.

32

33 Commissioner Dean asked when the amenities would go into the development. Mr. Taylor
34 explained that an escrow amount would be collected for every unit. The amenities should go in
35 when 50% of the units are built and that could affect the way the phasing is completed.

36

37 Commissioner Komoroski asked if this development would be part of the Rock Creek HOA. Mr.
38 Taylor explained that there will be an amenity sharing plan set up for the development. The
39 residents of the development would pay a fee to use the existing amenity in Rock Creek and then
40 a sub HOA would be set up for this development.

41

42 Commissioner Dean asked what type of fencing is planned for the development. Mr. Taylor and
43 Commissioners asked if a fence would be required along the power line corridor. Mr. Hadley
44 explained that the only fencing required is around the amenities. Steve Mumford explained that
45 the bonus density standards in the City Code require an open face fence (split rail fence) around
46 open space areas that are adjacent to a main road. He explained that the City could require

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1 fencing around the tot lot.

2

3 Mr. Mumford stated that he would like feedback on the amenities, location of the amenities,
4 parking, and the amenities point system for this development.

5

6 Commissioner Dean questioned how many residents would use the tot lot and the basketball
7 court because the location of the amenities is hidden. Mr. Taylor stated that the residents that live
8 in the area would know where to find the amenities. Commissioner Dean was more concerned
9 about the development layout and the tot lot in the development layout. Commissioner Everett
10 felt that the basketball court location and the court would be good for the area and would be well
11 used by the residents.

12

13 Commissioner Allred was concerned about approving a development that is not a set plat. Mr.
14 Taylor explained that he has had other developments like Heatherwood that were completely
15 platted and they have found mistakes that were unable to be fixed (like: nowhere to push snow,
16 utility line problems, parking issues, etc.) He explained that any changes would be minor, he just
17 does not want to have a flaw throughout the project that cannot be remedied.

18

19 Mr. Mumford explained that it easier on the City when a full landscape plan is submitted before
20 the Final Plat.

21

22 *Commissioner Linton opened the public hearing at 6:56 p.m.*

23

24 None

25

26 *Commissioner Linton closed the public hearing at 6:56 p.m.*

27

28 **MOTION:**

29

30

31

*Preston Dean moved to approve the Cove at Rock Creek
Preliminary Plat and recommend the Cove at Rock Creek Site
Plan and Final Plat to City Council with the following
conditions:*

32

33

34

1. *That a comprehensive landscape plan be provided to
City staff with the amenities presented tonight to be
included within the plan.*

35

36

37

*Matthew Everett seconded the motion. Those voting aye:
Preston Dean, Miriam Allred, Wendy Komoroski, John Linton
and Matthew Everett. The motion passed with a unanimous vote.*

38

39

40

C. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing,
Recommendation to the City Council

41

42

43

44

45

46

Mr. Mumford explained that this 145-acre project is located north of Pony Express Parkway,
centered around Porter's Crossing in the Ranches. It is an amendment to the Porter's Crossing
Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre
reduction in gross open space, and an increase in total residential units from 443 to 888. The
Gross density is increasing from 3.06 to 6.13 du/ac. The proposal also includes the introduction

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1 of new residential designations ranging from single- to multi-family dwelling units. The high
2 density residential is relocated from the western side of the project and moved to the former
3 commercial area.

4
5 The Development Code specifies the following criteria for evaluation of master development
6 plans:

7 General Criteria

- 8 • Slopes, Natural Hazards, Natural Channels, Storm Water Runoff – There is a minor storm
9 drainage wash on this property. The developer must obtain any required stream alteration
10 permits from the State prior to making any changes, and the wash must either be piped
11 according to City standards or all development must be kept 100 feet away from the top
12 bank of the wash on either side
- 13 • Soil Characteristics – A geotechnical study will be reviewed along with each plat.

14
15 Infrastructure Criteria

- 16 • Utilities
 - 17 ○ Water & Sewer – An updated water model will be required for this project. The
18 City Engineer and Public Works Director have not expressed any other concerns
19 with the wet utilities.
 - 20 ○ Electric and Natural Gas – No concerns have been expressed by the Energy
21 Department for this project. There is a Kern River Gas line that passes through
22 this property (shown on the plan as an open space corridor). Concerns remain
23 about any required buffer distance between this high-pressure pipeline and
24 buildings or parks. Rocky Mountain Power must dedicate the space to the City
25 along with the subdivision plats.
 - 26 ○ Storm Drainage – see slopes/natural channels category above.
- 27 • Streets
 - 28 ○ A traffic study has been completed for this development by Hales Engineering,
29 although with a slightly different mix of housing types and numbers than the
30 proposed master plan (378 single-family homes, 240 apartments, 244 townhouses,
31 commercial square feet 111,000). The developer will have to comply with traffic
32 study recommendations, a summary of key findings and recommendations as
33 followed (these must be detailed in the master development agreement):
 - 34 ■ Both major intersections on Pony Express Parkway (Porters Crossing
35 Parkway and Smith Ranch Road) fail in the future conditions
 - 36 ❖ The Porters Crossing Parkway /Pony Express intersection
37 should be signalized sometime before the year 2020 with
38 project traffic. This intersection will need a signal before 2040
39 without project traffic.
 - 40 ❖ All-way-stop control should be removed on Smith Ranch Road
41 when the signal is installed on Porter’s Crossing Parkway. It is
42 recommended that this be replaced with north-south stop
43 control. This could also be replaced with a signal if desired.
 - 44 ■ The eastbound and westbound left-turn storage length needs to be
45 increased to 200 feet plus the taper length at the Porters Crossing Parkway
46 / Pony Express Parkway intersection. This should be completed before

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1 2020 with project traffic, and is needed for the 2040 conditions with and
2 without project traffic.

- 3 ■ The east and west RIRO intersections fail only when blocked due to
4 downstream queuing. No changes are recommended for these
5 intersections.
- 6 ■ The Porters Crossing / Turnburry Road intersection operates at excellent
7 levels of service in all conditions.

- 8
- 9 ○ The conceptual Site Plan includes a lot layout and road layout for Area 14, but
10 does not provide access to the neighboring landlocked property. A stub road will
11 be required to this property.
- 12 ○ It should be noted that Areas 6 and 7 will be limited based upon the Code's
13 restriction of a maximum of 30 units/lots on one access, and a 500-foot maximum
14 cul-de-sac or dead-end road length.
- 15 ○ Area 6 should provide a stub road to the vacant property to the north and/or east.
- 16 ○ The Pony Express Townhomes (approved project to the east of Area 2) have
17 provided a stub road for future access to a road in this development. Area 2
18 should connect with this road.

19

- 20 ● Water Rights

- 21 ○ Water rights are required (or purchased of City water) for each project at plat
22 recording or building permit, depending on the type of development.

23

24 Compatibility Criteria

- 25 ● Compatible Densities – The site is bordered by the following land uses:
 - 26 ○ North – Electrical substation, power line and gas corridor, and vacant property in
27 Saratoga Springs City.
 - 28 ○ West – Power line and gas corridor, Eagle's Gate neighborhood, Plum Creek
29 multi-family neighborhood.
 - 30 ○ South – Pony Express Parkway
 - 31 ○ East – The approved Pony Express Townhomes project and vacant property in
32 Saratoga Springs City.

33

34 The land uses in the proposed master development plan include sixteen planning areas
35 with varying degrees of density. The following areas raise concerns or are noteworthy:

- 36 ● Northern SF Residential Areas: The northern section of the project retains a
37 similar density and land uses as the adopted plan; and remains exclusively single-
38 family residential. This matches the character and density of existing
39 neighborhoods and proposed projects. Single family residential uses, however,
40 may not be the best use adjacent to the power substation, and some thought
41 should be given to the use of this property.
- 42 ● Area 10: The density of Area 10 may be incompatible with Eagle's Gate to the
43 west, which is all single-family (6,600 square-foot lots). The number of lots in
44 this triangle should be reduced to something more appropriate.

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- 1 • Area 14: The change from high density residential to single family residential on
2 the western side of the project does not create any incompatible uses; however,
3 circulation into neighboring projects, which may include townhomes, raises
4 concerns over uncharacteristic traffic patterns for a single-family neighborhood.
- 5 • Areas 2, 3, 13 (Commercial changed to MF Residential): The central core of the
6 master plan has been changed from Commercial to a mix of higher-density
7 residential products. Although this type of density may match the infrastructure
8 demands of commercial properties, the density and site location may not be the
9 most ideal for a variety of reasons. The two residential products that may present
10 compatibility problems are the townhouses and apartments or condominiums. The
11 proposed townhouses include 244 units on the eastern edge of the project, and
12 although townhouses serve as an effective buffer between single family and more
13 intensive uses like Commercial, the proposed number of units may dwarf the
14 surrounding residential areas. However, the townhouses are buffered on all sides
15 by open space, limiting spillover traffic. Lastly, the multifamily area located in
16 the southeastern portion of the project is compatible with the adjacent commercial
17 and townhouse areas, but its volume may be inconsistent with the smaller
18 townhouse development (Pony Express Townhomes) to the east. The multi-family
19 in Area 2 will also serve as the gateway to the City and may create an
20 overwhelming massing of buildings along one of the City’s main entrances. City
21 Code Section 17.30.100 also states that Tier IV projects may be developed in
22 pods of no more than 250 units served by one clubhouse and buffered from other
23 residential or commercial uses.

24
25 In addition, the areas proposed as townhouses, multi-family, and condensed
26 family cluster are in a zone designated on the future land use map as Mixed Use
27 Commercial. The definition intends this zone to be used for retail, office, and
28 commercial development with a provision for some residential incorporated into
29 this zone. As proposed, the townhouses, multi-family, and condensed family
30 cluster are exclusively residential and do not meet the intent of the General Plan’s
31 Mixed Use Commercial designation:

32
33 **MIXED USE: COMMERCIAL-** This category is for areas where retail and
34 office development occurs at traditionally desirable locations including the
35 intersections of major streets, appropriate neighborhood activity centers, or
36 adjacent to other compatible land uses. Appropriate industrial uses will be
37 considered for compatibility with surrounding developments. It is anticipated
38 that development will primarily be non-residential; however, mixed-use
39 developments that incorporate medium and high-density housing types may
40 be recommended by the Planning Commission and approved by the City
41 Council during the zoning process.

42
43 Although all of the commercial property may take some time to develop in this
44 area, it is an appropriate location for office and retail use, and a good portion of
45 the “Mixed-Use Commercial” property should be preserved for commercial uses
46 rather than developed as residential.

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1
2 Design Criteria

3 • Open Space

- 4 ○ Required Open Space: This development is required to provide 8% of the
5 buildable area (excluding commercial areas, major roads, and utility corridors) +
6 10% of Tier III and Tier IV development (densities higher than 5.2 units per acre).
7 ▪ 8% x approximately 104.3 = 8.344 acres
8 ▪ 10% of 82.5 = 8.25 acres (within the Tier III and Tier IV areas)
9
- 10 ○ Provided Open Space: The proposed project includes approximately 15.65 acres
11 of improved open space, although some of that is located within the Tickville
12 Wash, along Smith Ranch Road (which has a standard 4-foot sidewalk), in the
13 smaller wash, and on the gas and power line easements.
14
- 15 ○ Does the proposed pattern of uses and densities attempt to make effective use of
16 the planned community open space?
17 ▪ The open space and park areas are being relegated to the areas that are
18 either unbuildable or left over after the developments are planned. Public
19 spaces, including parks and other gathering places, should be planned as
20 central or important features in a development. They should be
21 consolidated, where possible, to provide large and creative amenities
22 along with recreation fields. Neighborhood parks are also recommended
23 to be between three and five acres in size.
24 ▪ We do not believe the proposed locations and design of the open space
25 and parks attempt to make effective use of the planned community open
26 space.
27
- 28 ○ Amenities: This development would be required to provide 584 points towards
29 park amenities found in Table 16.35.130(c) Pocket and Neighborhood Park
30 Elements, and an additional 577 points within the Tier III and IV areas. We
31 recommend that a more detailed park plan be presented that includes the
32 amenities to meet the point values provided in the park and open space areas.
33
- 34 ○ Residential Bonus Density: Each residential development within this project must
35 comply with the bonus density entitlement requirements found in Tables
36 17.30.110 of the City Code. The Code states that “All Tier III residential
37 developments are required to provide the Tier III clubhouse.” The following items
38 should be considered by the developer, and included as requirements in the master
39 development agreement for the project:
40 ▪ Fund or construct community improvements/amenities
41 ▪ Entryways and monuments
42 ▪ Residential lot landscaping
43 ▪ Recreational amenities
44 ▪ Clubhouse
45 ▪ Swimming pool
46 ▪ Garages / covered parking

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1 ▪ Storage units

2
3 Trevor Hull, applicant, explained that the traffic study does include the Evans Ranch
4 development. He felt that Porters Crossing and Pony Express Parkway should already have a
5 traffic signal. The developer felt that moving Area 14 over to the other side and Porters Crossing
6 would create a natural buffer between commercial and residential. He reviewed his ideas and
7 plans for the amenities from the plat map, and stated that the amenities layout is not set in stone.
8 The developer is working with Kern River on the easement through the property. He would like
9 to steer clear of putting in a HOA for the area. This development is not part of the Ranches
10 Master Plan HOA.

11
12 He explained that the trade-off with commercial is a balancing act. He stated that you need the
13 right amount of commercial versus rooftops that will help drive the commercial. He explained
14 that the 3.1 acres would continue all the way, causing commercial to connect to the townhomes
15 that were just approved. He would like to see office space between the areas instead of
16 commercial. He would like to expand the 3 acres to about 8 acres for that area. He has talked to
17 Steve Mumford about possibly having mixed use residential commercial area throughout the
18 project.

19
20 He reviewed how the developer would be stubbing in to the development and showed the
21 Planning Commission where they would require connectivity on the map. He also explained that
22 there are higher lots in the development that are placeholder at this time for potential clients.

23
24 Commissioner Linton asked who would maintain the pocket parks in the development. Mr. Hull
25 explained that it would depend on the area. The townhomes would have an HOA, but the other
26 part of the developments parks would be turned over to the City. He also explained the idea of
27 having a City recreation center in the area instead of clubhouses. Commissioner Dean felt that it
28 would be taking amenities away from the residents in that area.

29
30 Commissioner Dean questioned how wide Pony Express Parkway would need to be in the future.
31 Mr. Mumford explained that it's a five lane road now, but every time the City does a master
32 transportation plan or study it finds that Pony Express would need to be a seven-lane road. The
33 timeline for requiring a seven lane road is not clear at this time. The City classifies Pony Express
34 as a major arterial road which is a five lane road. Mr. Hull explained with the commercial in the
35 area it would be easy to expand Pony Express to a seven lane road.

36
37 Staff and Planning Commissioners reviewed other commercial sites, comparing the size to what
38 would be needed for potential commercial sites for Eagle Mountain. Mr. Hull felt that the City
39 would not need another big box store in this area and that the City should plan a big box store
40 closer to SR 73. Commissioner Dean explained that if Pony Express is planned to be a seven lane
41 road the City would want to plan more commercial for the area.

42
43 Mr. Mumford shared Mountainland Association of Government's projection for the upcoming
44 years. The projection for Pony Express is about 13,000 daily trips for that area and 16,000 daily
45 trips the closer you get to Saratoga Springs (SilverLake). The projection shows 25,000 daily trips
46 for that area in 2025 which is about what SR 73 is at now.

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1
2 Commissioner Dean was concerned with the density of the project. Mr. Hull explained that the
3 townhomes would have a finished area of 1700 sq. ft., an unfinished basement of 650 sq. ft., and
4 have a two car garage. The density for the development is 11.3 units per acre.
5

6 Commissioner Linton was concerned that the plan had no potential church sites. Mr. Hull
7 explained how hard it was to reserve a future church site. He explained that putting the church
8 site in the master plan hurts the developer's density number. Mr. Mumford explained that most
9 developers let the LDS church know or give the church or school district the first option to buy
10 for the reserved space. He also stated that it would not hurt the developer's density for the master
11 plan.
12

13 *Commissioner Linton opened the public hearing at 8:17 p.m.*
14

15 None
16

17 *Public hearing was continued as per motion.*
18

19 **MOTION:** *Preston Dean moved that the Planning Commission continue the*
20 *public hearing for the Porter's Crossing Town Center Master*
21 *Development Plan Amendment to the May 27, 2014 meeting.*
22 *Wendy Komoroski seconded the motion. Those voting aye:*
23 *Preston Dean, Miriam Allred, Wendy Komoroski, John Linton*
24 *and Matthew Everett. The motion passed with a unanimous vote.*
25

26 5. Next Scheduled Meeting: May 27, 2014
27

28 6. Adjournment
29

30 The meeting was adjourned at 8:18 p.m.
31

32 APPROVED BY THE PLANNING COMMISSION ON May 27, 2014.
33

34 _____
35 Steve Mumford, Planning Director
36
37

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 27, 2014 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1 **6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

2
3 COMMISSION MEMBERS PRESENT: John Linton, Preston Dean, Wendy Komoroski, and
4 Matthew Everett.

5
6 CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken
7 Sorenson, City Planner; and Johna Rose, Deputy Recorder.

8
9 ELECTED OFFICIAL PRESENT: Adam Bradley

10
11 1. Pledge of Allegiance

12
13 Commissioner Linton led the Pledge of Allegiance.

14
15 2. Declaration of Conflicts of Interest

16
17 None

18
19 3. Approval of Meeting Minutes

20 A. May 13, 2014

21
22 **MOTION:**

Preston Dean moved to approve the May 13, 2014 meeting minutes with the following changes: Wendy Komoroski abstained from the motion of the minutes and that Adam Bradley was not present at the meeting. No Commissioner seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton and Matthew Everett. Due to a lack of a second a new motion will need to be made to approve the May 13, 2014 meeting minutes.

23
24
25
26
27
28
29
30
31 4. Development Items

32
33 A. Meadow Ranch V Plat 3 Final Plat – Action Item

34
35 Ken Sorenson explained that the project includes 40 single-family lots, with an
36 average lot size of 31,714 sq. ft. All lots are greater than a half acre in size. The
37 smallest lot is 0.55 acres and the largest is 1.10 acres. The plat is located north and
38 east of Meadow Ranch V Plats 1 & 2. The existing Allred lot 313 in the northwest

1 corner has been removed from the plat, but the applicant will still provide the
2 necessary improvements for that lot.

3
4 Open Space & Parks

5 City Code requires that the park improvements be installed by 50% of the project, or
6 in this case, prior to the 37th building permit of the overall Meadow Ranch V project
7 being issued. The park, then, would need to be installed prior to, or during the initial
8 construction of the 3rd phase of development. The applicant has received comments
9 from the Parks and Recreation Board, as well as from some of the nearby residents.
10 The park includes a parking area, pavilion, tennis/basketball sport court, trails, grass,
11 and trees.

12
13 Site Design

14 A 30-foot space is designated on the hillside above the lots as an urban wildland
15 interface zone, where certain restrictions exist for vegetation and construction,
16 according to the Utah Urban Wildland Interface Code.

17
18 Commissioner Dean asked if lot 313 would be included in another plat. Steve
19 Mumford explained that the owner of the lot and the applicant had two options:

- 20 1. That the lot be included in the plat.
21 2. Exclude the lot but include the easement on the east side of the lot for water
22 and power lines. Also the property owner would be required to deed the road
23 property to the applicant for recording of the plat.

24
25 Commissioner Dean stated that he thought that all lots needed to be part of a plat to
26 be buildable. Mr. Mumford explained that the City Attorney stated that this lot would
27 be buildable no matter if the lot is included or excluded from the plat. He also
28 explained that the City has permitted one lot subdivision plats to be recorded in the
29 past.

30
31 Monte Kingston, Ames Construction, explained that the applicant removed lot 313
32 from the plat, because it could hold up recording the plat. The applicant would need
33 to wait for the property owner to come up with water rights.

34
35 **MOTION:** *Preston Dean moved that the Planning Commission recommend to*
36 *City Council the approval of the Meadow Ranch V Plat 3 Final Plat*
37 *with the following conditions:*
38 *1) Add lot dimensions and public utility easements to the plat.*
39 *2) Provide proof of water rights for the plat.*
40 *3) Add a private utility easement for the benefit of the existing*
41 *power and water facilities that serve Aaron Allred lot shown in*
42 *the construction drawings.*

1 *Wendy Komoroski seconded the motion. Those voting aye: Preston*
2 *Dean, Wendy Komoroski, John Linton, and Matthew Everett. The*
3 *motion passed with a unanimous vote.*

4
5 B. Valley View Phase A Plat 7 Final Plat Amendment -- Action Item
6

7 Mr. Sorenson explained that the approved Final Plat 7 is 15 lots on 14.40 acres. The
8 proposed Amended Final Plat 7 is a 19.38 acre configuration that includes 23 lots.
9 The developer is proposing amending the approved Final Plat 7 to add one lot from
10 the approved Final Plat 6 as well as seven lots from the tabled Final Plat 8.

11
12 Commissioner Dean asked what would be the benefit of dividing the plats. Mr.
13 Mumford explained that dividing the plat would help bring sewer to the majority of
14 the lots. Plat 6 would have septic tanks due to the slope of the lots.

15
16 **MOTION:** *Preston Dean moved that the Planning Commission recommend to*
17 *City Council the approval of the Valley View Phase A Plat 7 Final*
18 *Plat Amendment with the following conditions:*

- 19 *1. Master Plan Compliance. That this subdivision complies*
20 *with all conditions of the Valley View Master Plan and*
21 *Agreement.*
- 22 *2. Neighborhood Park. That the entire Neighborhood Park is*
23 *completed by the developer prior to the issuance of the 150th*
24 *Valley View building permit. That the berms are added to*
25 *help buffer the park areas from the streets. That the park*
26 *area shows grass as ground cover. That they will have to*
27 *improve the equestrian trail with the final plat.*
- 28 *3. Military Vehicle Access. That access is maintained for*
29 *military and emergency vehicles along the current Camp*
30 *Williams road alignment (Mustang Way). No parking along*
31 *Hummer Dr.*
- 32 *4. Water pressure and tank. That the developer remains in*
33 *compliance with section 3.3 of the Master Development*
34 *Agreement regarding water pressure.*
- 35 *5. Cul-de-sacs. That the minimum radius on a cul-de-sac is 60*
36 *feet.*
- 37 *6. Lots. A soils report is required for every lot. Lots that are*
38 *one-half to three-quarters of an acre shall have a front and*
39 *rear setback of no less than 50 feet and a side yard setback*
40 *no less than 25 feet. If a road is constructed with curb and*
41 *gutter and/or a railway, then the front setback may be*

1 *reduced to 35 feet. Lots with a slope greater than 2:1 will*
2 *require engineered retaining walls.*

3 *Wendy Komoroski seconded the motion. Those voting aye: Preston*
4 *Dean, Wendy Komoroski, John Linton, and Matthew Everett. The*
5 *motion passed with a unanimous vote.*
6

7 C. Eagle Mountain Business Park Preliminary Plat -- Public Hearing, Action Item The
8 proposed 28.6-acre preliminary plat includes 14 total lots or parcels. Lot 103 is
9 planned as a storage unit lot, lots 401 and 402 are planned as future multi-family,
10 and the remaining lots are intended for retail, office, and office-warehouse.

11
12 Mr. Mumford explained that the applicant has requested that the Eagle Mountain
13 Business Park Preliminary Plat be removed from the agenda.

14
15 **MOTION:** *Preston Dean moved that the Planning Commission table the Eagle*
16 *Mountain Business Park Preliminary Plat. Wendy Komoroski*
17 *seconded the motion. Those voting aye: Preston Dean, Wendy*
18 *Komoroski, John Linton, and Matthew Everett. The motion passed*
19 *with a unanimous vote.*
20

21 D. Porter’s Crossing Town Center Master Development Plan Amendment – Public
22 Hearing, Recommendation to the City Council (CONTINUED) An amendment to
23 the Porter’s Crossing Town Center Master Development Plan, removing 39.9 acres
24 of commercial space, a 7.98 acre reduction in gross open space, and an increase in
25 total residential units from 443 to 888. The proposal includes the introduction of new
26 residential designations ranging from single- to multi-family dwelling units.

27
28 Mr. Mumford explained that this item was continued from the May 13, 2014
29 meeting. The applicant has brought new plans to the meeting, but City staff has not
30 reviewed the new plans. The City staff is unable to give the Planning Commission
31 feedback on the new plans at that time.

32
33 *Commissioner Linton opened the public hearing at 6:27 p.m.*
34

35 Trevor Hull, applicant, stated that he knew this plan would take a couple of meetings
36 to get right. He would like to discuss the updates with the Planning Commission and
37 get their input. The developer has decided that the frontage along Pony Express
38 Parkway and Porter’s Crossing should be Commercial. He asked how the
39 Commissioners felt about having a mix of condos and townhomes together.

1 Commissioner Dean explained that he could see a mixture if there was still some
2 kind of break between the two. Mr. Hull reviewed ideas of building placement,
3 amenities, and commercial areas within the development.

4
5 Commissioner Linton asked, with the change of adding more commercial how did
6 that reduce the residential lot count? Mr. Hull stated that it changed from about 880
7 lots to around 700 lots.

8
9 Mr. Mumford was concerned about the trail that is adjacent to the wash. Mr. Hull
10 explained that the trail would be built at the high water mark and that the south trail
11 would be moved to another place.

12
13 Commissioner Dean was concerned with parking for the areas. Mr. Hull reviewed
14 his idea and explained parking issues and solutions.

15
16 Commissioner Linton was concerned that all streets be built to City standards.

17
18 *Public hearing was continued as per motion.*

19
20 **MOTION:** *Preston Dean moved that the Planning Commission continue the*
21 *public hearing for the Porter’s Crossing Town Center Master*
22 *Development Plan Amendment to the June 24, 2014 meeting.*
23 *Matthew Everett seconded the motion. Those voting aye:*
24 *Preston Dean, Wendy Komoroski, John Linton and Matthew*
25 *Everett. The motion passed with a unanimous vote.*

26
27
28 E. Development Review Process Code Amendment – Public Hearing, Action Item

29
30 Mr. Mumford explained that the proposed amendments to the City’s Development
31 Code concerned the development review and approval authority (including but not
32 limited to Chapters 16.05, 16.10, 16.15, 16.20, 16.25, 17.05, 17.95, 17.100 of the
33 Municipal Code).

34 The following proposed changes are noteworthy:

- 35 1. Preliminary Plats
 - 36 a. Preliminary plats will be reviewed by both the Commission and the
 - 37 Council, with a public hearing at the Planning Commission.
 - 38 b. Major amendments to a plat would require approval by the
 - 39 Commission and Council.

- 1 i. Major amendments include an increase in lots or units, a
- 2 decrease in improved open space, or a significant change to
- 3 a road or lot configuration.
- 4 c. Minor amendments would be approved by the Development Review
- 5 Committee (DRC).
- 6 i. Minor amendments include changes that do not fall into the
- 7 category of “major amendments.”
- 8 2. Final Plats & Final Plat Amendments
- 9 a. Final Plats would be reviewed for approval by the Development
- 10 Review Committee (DRC). These plats should conform to the
- 11 approved preliminary plat. If they do not (except for minor
- 12 modifications), an amendment to the preliminary plat would be
- 13 required prior to any approval of the final plat.
- 14 3. Development Agreements
- 15 a. Development agreements have become a cursory document that
- 16 simply takes up more time for the staff, Council, and developer, and
- 17 potentially delays a project.
- 18 b. Development agreements would be replaced by a “notice of decision,”
- 19 which would include all of the conditions of approval, including
- 20 timing of open space / park improvements, fencing requirements, etc.
- 21 It would also include some legal protections for the City. A notice of
- 22 decision would be produced after the preliminary plat approval and the
- 23 final plat approval. These would be sent to the developer and filed
- 24 with the City Recorder. We have contemplated whether these should
- 25 be recorded at the County Recorder’s office on the property, but we
- 26 are awaiting the City Attorney’s advice on that issue. Briefly the City
- 27 Attorney stated that if it’s recorded it should require a notarized
- 28 signature from the developer.
- 29 4. Site Plans and Conditional Uses
- 30 a. We are not proposing any changes at this time to these applications.
- 31 Changes will likely be forthcoming.
- 32

33 Mr. Mumford stated that the City Attorney suggested that on page 24 paragraph
34 (16.30.010 What This Chapter Does) that the words “ pursuant to a development
35 agreement” be removed.

36
37 16.30.010 What This Chapter Does.

38 This chapter requires the installation, contribution and dedication, at no cost to the
39 city, of required improvements in developments at the developer’s expense, sets
40 improvement standards or refers to other standards, permits the phased
41 installation of improvements ~~pursuant to a development agreement~~, and requires
42 the perpetual maintenance of required improvements which are not dedicated to
43 the city. [Ord. O-07-2006 § 2 (Exh. 1 § 6.1); Ord. O-23-2005 § 3 (Exh. 1(2)
44 § 6.1)].

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, MAY 27, 2014 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1
2 Commissioner Linton asked who would have the authority to decide if the
3 amendments are minor or major for the plat. Mr. Mumford stated that it would most
4 likely be the City Planning Director and/or a development review committee.
5 Commissioner Linton felt that it should be spelled out in the document, on who
6 would have that authority. Mr. Mumford suggested that at the bottom of the Land
7 Use Authority Table 16.05.220(b) by the * they could indicate who would have the
8 authority to make those decisions. He also suggested that in the Preliminary Plat
9 chapter they add a small paragraph defining major and minor amendments.
10 Commissioner Linton stated that by the * it should state that the Planning Director or
11 his designee be the authority.

12
13 *Commissioner Linton opened the public hearing at 7:12 p.m.*

14
15 None

16
17 *Commissioner Linton closed the public hearing at 7:12 p.m.*

18
19 Commissioner Dean was concerned that the new Code would only give the Planning
20 Commission one shot at getting it right. Mr. Mumford explained that the City will be
21 changing the application and require more up front from the developer like the
22 landscaping plan. The developer will need to have everything ready at the
23 preliminary plat stage except for the construction drawing. The City or Planning
24 Commission could recommend that larger plats go through a concept plan review.
25 This code does not impact the master development plan process, where the
26 developer will have flexibility.

27
28 Commissioner Linton was concerned that the Planning Commission needs to present
29 a complete project to City Council. Commissioner Dean stated that the
30 commissioners need to get the help from City staff that would help the
31 commissioners review and complete the project.

32
33 ***MOTION:*** ***Preston Dean moved that the Planning Commission recommend to***
34 ***the City Council the approval of the Development Review Process***
35 ***Code Amendment Chapter 16.05.220 Tables (Public Hearing, Land***
36 ***Use Authority, Appeal Authority) and Chapters 16.20 Preliminary***
37 ***Plats, 16.25 Final Plats, 16.30 General Requirements for all***
38 ***Subdivisions as presented in the staff report. Wendy Komoroski***
39 ***seconded the motion. Those voting aye: Preston Dean, Wendy***
40 ***Komoroski, John Linton, and Matthew Everett. The motion passed***
41 ***with a unanimous vote.***
42

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 27, 2014 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1 5. Next Scheduled Meeting: June 10

2

3 6. Adjournment

4

5 The meeting was adjourned at 7:31 p.m.

6

7 APPROVED BY THE PLANNING COMMISSION ON JUNE 24, 2014.

8

9

10

11

12 _____
Steve Mumford, Planning Director

13

DRAFT

JUNE 24, 2014

Project: Oquirrh Mountain Master Development Plan – Master Development Plan Amendment

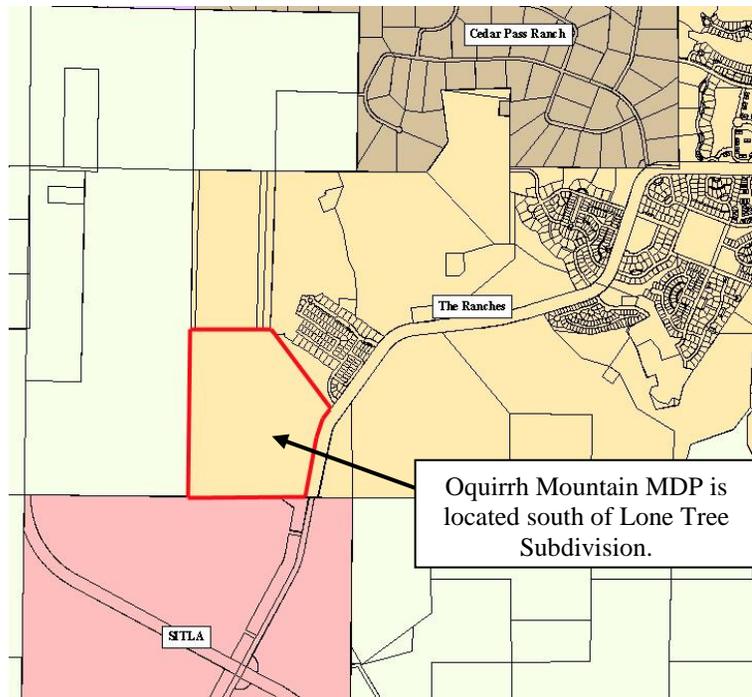
Applicant: Ryan Kent – Oquirrh Mountain West, LLC

Type of Action: Public Hearing; Recommendation to the City Council

PREFACE

The Oquirrh Mountain Master Development Plan was approved by the City Council on September 2, 2008. The existing master development plan consists of 120.4 acres along Pony Express Parkway / Sweetwater Road. The proposed amendment to the approved Oquirrh Mountain Master Development Plan introduces minor changes to the residential uses and a minor reduction and relocation of the open space.

The purpose of the master development application and approval process is to ensure that large tracts of land proposed for development undergo detailed and coordinated land use planning. Among other things, items reviewed in a master development application are: roads, water, sewer, dry utility infrastructure, parks and other kinds of public facilities that serve the common good. Because master development plans designate actual land use, this application also acts as a rezone.



Amending the Land Use Element (zoning) of this master development plan is the first step of a two-step process. Following a recommendation from the Planning Commission, the City Council holds a public hearing and they either approve or deny the Amended Land Use Element (zoning) of the plan. If the Amended Oquirrh Mountain Master Development Plan is approved, then a new master development agreement will need to be drafted, which will specifically enumerate all the obligations of both the city and developer. The Land Use Element approval is not finalized and the ordinance will not be enacted/approved until a new master development agreement is approved. If a new development agreement is not completed and signed then the zoning will not be changed.

Zoning & Future Land Use

The Future Land Use Map designates this land area as “Mixed-Use Residential,” which allows for a mix of residential densities and some small-scale commercial. The proposal is in conformity with this land

use designation as none of the approved land use designations are changed. Rather, the proposal is a change in the layout and densities of the currently approved uses.

PROPOSAL

Originally in 2007, this property was taken through the entitlement process, including preliminary and final plats, for 272 single-family detached lots under the Oquirrh Mountain Ranch and Oquirrh Mountain West applications. These plats were approved. The applicant then decided to propose a new, standalone master development plan for this property, which included the same road network and some similar elements from the approved preliminary and final plats (trails, single-family lots, petroglyph preservation), while substantially increasing the density, providing a variety of housing types and sizes, park space, trails, and other improvements.

The approved master development plan was intended to incorporate stylish architecture, unique amenities, livability, community feel, and smart land planning. The approved master development plan includes a total of 417 units through a variety of housing types, including single-family homes, cluster homes, twinhomes, townhomes, and some attached multi-family products, possibly including triplexes and six-unit mansion homes, with all of the multi-family products containing maintenance-free open space.

As proposed, the Amended Oquirrh Mountain Master Development Plan consists of residential zoning with a total of 346 dwelling units, a reduction from 417 dwelling units. The overall gross density for the proposal is 2.9 units/acres, down from 3.5 units/acre (120.4 total acres), while the total proposed density

Land Use Data						
OQUIRRH MOUNTAIN						
PLANNING						
PLANNING AREA	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES. TIER	% OF AREA
PA 2a	SFD	3.70	3.2	12	II	3%
PA 2b	SFD CLUSTER	3.50	6.0	21	III	3%
PA 3	MULTIFAMILY	2.20	10.9	24	III	2%
PA 5	MULTIFAMILY	1.00	12.0	12	III	1%
PA 6	SFA - TWINHOMES	4.80	5.8	28	III	4%
PA 7	SFD	17.00	3.6	62	II	14%
PA 8	MULTIFAMILY	3.00	12.0	36	III	2%
PA 9a	SFD	7.80	5.1	39	II	6%
PA 9b	SFA - TRIPLEX	2.50	8.4	21	III	2%
PA 10	MULTIFAMILY	2.00	15.0	30	IIII	2%
PA 11	SFD	16.60	3.7	61	II	14%
SUBTOTAL RESIDENTIAL		64.10				53%
PA 1	CHURCH	3.30				3%
SUBTOTAL INSTITUTIONAL		3.30				3%
OS 1	PARK	3.50				3%
OS 2	DETENTION	2.20				2%
OS 3	PARK / O.S.	4.20				3%
OS 4	PARK	0.70				1%
OS 6	PARK / O.S.	10.00				8%
OS 7	NATIVE OPEN SPACE	32.40				27%
SUBTOTAL PARKS & OPEN SPACE		53.00				44%
OQUIRRH MOUNTAIN TOTAL		120.40	2.5	304		100%

based on all residential land (excluding parks - 65.9 acres total) is 5.3 units/acre, which is reduced from the current 6.3 units/acre. The project is divided into 'planning areas', which each designate a different density and building type. The proposed densities range from 3.2 – 15 du/ac, in comparison to the currently approved 3.7 du/ac to 13.7 du/ac.

Proposed changes to residential densities include: reducing Tier IV development from 3.5 to 2 acres; reducing Tier III development from 26.2 to 17 acres; and increasing Tier II development from 36.2 to 45.1 acres. In addition, the applicant is proposing reducing total open space from 54.5 to

53 acres, with improved parks and open spaces elements reduced from 22.1 to 20.6 acres. The land use table provides a breakdown of the different planning areas and densities.

The Conceptual Site Plan that is included with this application is conceptual only and is not tied to the Master Development Plan Land Use Element approval. It can be included as an exhibit to the Development Agreement as an example of the mixture of housing types and style of development, but will not be used to dictate layout of buildings, etc. The in details of the site layout are illustrative only, and it may change in the future.

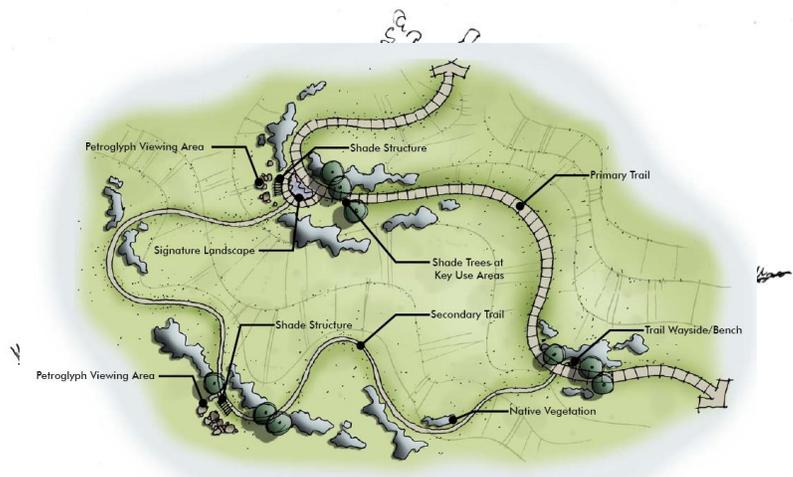
Church Site

The plans show a 3.3 acre church site in the southeast corner of the property. Previously, at the City's request, the applicant had placed a planning area designation (including density and total units) on that site. The purpose of this was to prevent requiring the applicant to amend the master plan if the church decided not to purchase the property, while still providing vesting for future development should the sale not occur. As the 3.3 acre site has been sold to the church, the density cannot be transferred to other units. Thus, the applicant has removed the density for the church site from the proposed master plan.

Open Space

Total open space in this proposal is reduced from 54.5 to 53 acres. 32.4 acres of that is hillside and to be left in its current condition (except for the addition of trails), while 18.4 acres is planned as improved park space. The two areas that are designated as "park space" that contain steep slopes are OS-3 (Petroglyph Discovery Park) and OS-6 (Frisbee Golf Course). A majority of these "parks" will be developed with trails only, and will not be improved with grass, trees, and other landscaping due to the terrain.

A key feature of this master plan is the unique/creative park and recreation system that includes a variety of trails along the hillsides/hilltops, creative parks such as a bird and butterfly garden park and a boulder garden play area, a community center park, as well as a recreation field and other amenities. Two lookout towers will be placed at the hilltops along the trail system, which also includes a constellation overlook with shade structure and other way-finding features. The Petroglyph Park (OS-3) would include trails leading to petroglyph viewing areas and shade structures. As discussed in the previous Oquirrh Mountain Ranch and Oquirrh Mountain West plat approvals, the historic petroglyphs that are located on this property will all be combined into one area referred to as Petroglyph Park. This will provide a more centralized location for the petroglyphs to be featured and viewed by all. The applicant has discussed dedicating the petroglyph park to the City to ensure that the petroglyphs are protected. The Frisbee Disc Golf Course would be designed amongst a trail system and native hillside.



This project is required to provide 10.228 acres of improved open space according to the Bonus Density chapter of the Development Code (The Parks and Open Space Plan land use data table should be changed to agree with that number). The definition of "improved open space" is stated in the Dev. Code as the following, "Area that has been improved and landscaped as approved by the City. This area may include trails, parks, and other amenities." It is the City's Development Review Committee's opinion that the park, recreation, and trail systems proposed, while unique and different than the standard open space requirements in the Development Code, meet the required 10.228 acres of improved open space. The applicant has moved the large (4+) recreation field to an area previously designated for townhomes. The new area 'OS-1', a 3.5 acre park area has been reconfigured to include an all-purpose ball field, tennis courts and a community swimming pool.

The various park and amenity designs and plans submitted with the original master plan are retained in the amended plan. Seeing as these are being presented as key components of the overall park and open space system, these plans should be retained as exhibits to the amended master development agreement and referenced in the approval of this master plan amendment. We can then use these plans in the future to guide the park development when individual site plans and plats are developed. These plans would still be flexible, but the quality, creativity, and key elements of the design could be dictated in the plans.

The applicant has stated that all open space will be dedicated to the Oquirrh Mountain Homeowner's Association. No open space will be dedicated to Eagle Mountain City, unless the City and applicant reach an agreement for the petroglyph park. Access to the improved open space on top of the hill will be provided.

Bonus Density

To obtain the density proposed, the developer is required to comply with Eagle Mountain City's Bonus Density requirements. All projects in the Residential Zone are granted a Base Density of 0.8 dwelling units per acre. Additional density is granted according to four Tiers of cumulative improvements that the project must include in order to be granted the proposed density. All Bonus Density improvements and amenities must be approved as part of the master development agreement.

****It is important to note that granted densities are ceilings and not a minimum number of units that the developer is guaranteed to be able to build. In this case where the total number of units being requested is 346, the developer will have the opportunity to build up to 346 units (as designated in each planning area), provided that all other applicable Development Code standards are adhered to.*

The Oquirrh Mountain Master Development Plan has eleven different planning areas, each specifying the density and associated bonus density tier. All planning areas within this project are either at a Tier II, III, or IV density. Each of these tiers is evaluated individually when determining the requirements. All Tier I requirements must be met with this project. Then, for each planning area, the appropriate Tier II and III improvements must be specified in the master development agreement.

Tier I

- COMMUNITY IMPROVEMENTS. Fund or construct community improvements equal to \$2,000 per buildable acre;
- ENTRYWAYS. Construct and landscape the entryways and provide monument signs;
- PROFESSIONAL PLANNING. Submit plans prepared by a professional land planner or architect.

This project contains 104.1 buildable acres, and will be required to provide \$208,400 for community improvements. This can be provided as a fee-in-lieu or be used to construct amenities or other improvements that will directly benefit the residents of the project. It has been expressed by the applicant that this money could be used to build some of the trails and lookout towers, or be utilized in the community center park area. This will have to be specified in the master development agreement.

Tier II

- All Tier I Improvements
- 8% of the Tier's buildable land area set aside as Improved Open Space as parks and trails (approximately 10.228 acres)

For each Tier II planning area (PA-2a, PA-7, PA-9a, PA-11) the applicant must choose from the following improvements (to be incorporated throughout the entire planning area) for additional Bonus Density up to 5.2 Dwelling Units per acre:

- ARCHITECTURAL GUIDELINES. 0.5 additional Dwelling Units shall be granted for Architectural & Landscape Guidelines/CC&R's/ Design Review Committee;
- STREET TREES, ENLARGED PARKSTRIPS, FENCING, & STREET SIGNPOSTS. 0.7 additional dwelling units per acre for adding street trees, enlarged parkstrips, project fencing and signposts;
- MASONRY MATERIALS. 1 additional Dwelling Unit per acre shall be granted for Masonry Materials on seventy-five percent of the exterior of all homes;
- LOT LANDSCAPING. 1 additional Dwelling Unit per acre shall be granted for Residential Lot Landscaping in the front yard, and 0.5 for the side yards of each home as described in the Code.
- RECREATIONAL AMENITIES. Additional recreational amenities may be provided by the developer for Bonus Density ranging from 0.1 to 0.6 additional Dwelling Units per acre.

Tier III

All project areas containing a density between 5.21 and 12.2 (PA-2b, PA-3, PA-5, PA-6, PA-8, and PA-9b) shall include all of the following improvements:

- All Tier I Improvements
- All Tier II Improvements
- All Tier III Improvements (including a clubhouse & pool)
- 10% of the Tier's buildable land must be set aside as Improved Open Space as parks and trails = 1.7 acres.

Tier IV

Planning Area AP-10 is proposed at 15 units per acre. To have the opportunity to build up to this density this planning area shall include all of the following improvements:

- All Tier I Improvements
- All Tier II Improvements
- All Tier III Improvements (including a clubhouse & pool)
- 10% of the Tier's buildable land must be set aside as Improved Open Space as parks and trails = 0.2 acres.

The applicant must choose from the following improvements (to be incorporated throughout the entire planning area) for additional Bonus Density up to 15 dwelling units per acre:

- COVERED PARKING. 1.5 additional Dwelling Units shall be granted for at least one covered parking per unit;
- GARAGES. 3.5 additional dwelling units per acre for adding at least a one car garage per unit;
- MASONRY MATERIALS (75%). 3.5 additional Dwelling Unit per acre shall be granted for Masonry Materials on seventy-five percent of the exterior of all products;
- STORAGE UNITS. (100 sq. ft.) 3.5 additional Dwelling Unit per acre shall be granted for one storage unit of no less than 100 sq. ft. for each unit.

Architecture, Design Guidelines

The applicant has shown examples of architecture and building type to the Commission in previous meetings as representative of this project and other Sage Communities projects in an effort to show their commitment to building communities of stylish architecture and a community feel. Staff has asked the applicant to provide architectural and landscape guidelines, including very specific examples of each type of architecture, landscape/open space areas, etc. The purpose is so the City can be assured of the theme, design, etc. of the project. The specific details can be completed along with the development agreement.

The applicant included architectural pictures/renderings as exhibits to the Development Agreement and referenced in this approval. With the examples included, the City can hold future development in this

project to an architectural standard similar to those pictures/renderings. Flexibility will still be employed in the actual building designs, but the level of architecture must be maintained.

As for the design guidelines and CC&Rs required by the bonus density chapter, it is our understanding that this project will be included in the Sage Communities sub-association of the Ranches Master HOA. The design guidelines specific to this project, if different from the Ranches Design Guidelines, were included as part of the original master development agreement.

CRITERIA FOR REVIEW

The Development Code specifies the following criteria for evaluation of master development plans.

General Criteria

An environmental impact report was submitted with the project addressing the following criteria:

- **Slopes** – This property contains several hills with steep slopes. The dwelling units will be placed on the more mild slopes of the valleys and the steep slopes will not be developed. A variety of trails are planned throughout the project as well, many of which are on steep slopes. Care should be taken in construction of the trails in order to preserve the stability and natural beauty of the hills. The plans show improved park areas on some of the hillsides as well, including a Frisbee disc golf course and a petroglyph park. As a reminder, section 5.10 of the Development Code specifies that, “No construction may occur in areas that have slopes in excess of 25 percent.” This includes re-grading for parks or other development. All improved park space that will count towards the required acreage must be on land under 15% slopes. As we receive site plan and subdivision applications in the future for this project, adequate building areas/pads must be designated on the lots without construction/grading of the 25+ percent slopes.



- **Natural Hazards, Natural Channels, and Storm Water Runoff** – The site contains no existing washes or watercourses. All storm water will be contained onsite and carried to the retention pond in the southwest corner of the project, as the site naturally slopes in that direction. The retention basin was planned for the runoff from all areas of the property, including hillsides and the proposed church site. Storm water runoff will need to be addressed in more detail at the subdivision platting stage, including bench drains and an overall master drainage plan that addresses areas between the backs of buildings and where buildings/lots are adjacent to hillside open space.
- **Soil Characteristic** – Soils on the property are extremely rocky and, with proper techniques, should be suitable for development. A geotechnical study was performed and submitted with this application.

Infrastructure Criteria

- **Utilities** – The only proposed off-site improvement associated with this project includes connecting the sewer pump line into the existing sewer in Pony Express Parkway approximately 500 feet to the northeast of the project. This would require a lift station. The applicant will work with the City Engineer to determine the existing capacity of the gravity sewer line on Pony Express and

the development of this off-site improvement. Based on capacity issues, the best solution, according to the City Engineer, would be to build an off-site sewer line to the S.S.A. rather than pumping it back up to the Ranches lines. These options will be researched by the City Engineer and the best solution specified in the development agreement.

- **Streets** – No collector or arterial roads are shown on the Future Land Use and Transportation Corridors Map for this property. The project will need to provide access to the west and south for connection to future development. These connections have been shown on the concept plans. A traffic study has been submitted to be reviewed by the City Engineer. The cul-de-sac roads shown in the northern areas of the plan are possibly longer than the maximum 500-foot length. This will need to be addressed at the subdivision platting stage.
- **Water Rights** – The developer will have to provide water rights for this project in future stages of the entitlement process.

Compatibility Criteria

- **Compatible Densities-Adjacent Parcels** – The only developed properties adjacent to this proposal are the Lone Tree and Sunset Ridge Subdivisions to the northeast. These two projects are separated by hills. The property to the south is contained in the SITLA Master Development Plan as part of the “Mid-Valley parcel.” The approved master plan shows Town Core Residential in this area, with an overall density of 2.88. This, however, is an average density and various densities may be developed throughout this area.

The compatibility between SITLA and this proposed project was a past topic of discussion, and the applicant has worked together with SITLA to provide for some transitioning between the projects. The density adjacent to the SITLA property ranges from 3.2 du/ac to 10.9 du/ac. Also, a 20-foot setback has been added as a condition along the southern property line to the edge of any building. This 20-foot building setback is to include a 10-foot landscaped corridor on the applicant’s plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail. With these additions, this proposal is compatible with adjacent parcels.

- **Compatible Densities-Internal Parcels** – The project is planned as a mixed-use community, with various housing types throughout the neighborhood. It is important to note that while the master development plan shows specific housing types on the map, this is generally not the practice for land use element approvals. Here are the two options:
 1. Providing a “Multi-Family” designation, a density, and total unit numbers for each planning area allows the maximum flexibility for the applicant and/or future builders in the project to react to the market. At the same time that gives very little assurance to the City of the building type in a planning area and the compatibility between areas. For instance, it may be shown as cluster homes now, and years later that area is sold and the builder proposes townhomes or condos at the same density.
 2. Including the specific building types on the plan provides the City with some assurance that the areas are compatible and that the project includes a mix of housing types. The densities are generally compatible with one-another. The applicant has located the single-family lots into three areas, rather than spread throughout in an effort to create some stable single-family neighborhoods. Twin homes, townhomes, triplexes, cluster homes, and mansion homes / condos can all coexist very well, as long as the architecture and building placement are appropriate. The only concern with compatibility that staff has is with Planning Areas PA-9b at 8.4 du/ac immediately adjacent to PA-11 at 3.7 du/ac and PA-9a at 5.1 du/ac, both of which are designated as single family homes. The choices are to reduce the density of PA-9b, keep it the same, and reconfigure roads to provide more separation, or provide a trail or “paseo” in between the single-family homes and triplexes. Generally speaking, the different housing types and densities shown in the plans are compatible.
- **Buffering Incompatible Uses** – The placement of streets and parks will help buffer some of the less compatible uses in the project. However, concern still exists with the areas where the higher density multi-family areas and single-family detached homes are immediately adjacent to each

other. The applicant should provide some justification for this placement and their compatibility or revise the plans to make it more compatible.

Design Criteria

- **Open Space** – The project is required to have 10.228 acres of improved open space. Improved open space, according to the Development Code, is “area that has been improved and landscaped as approved by the City...and may include trails, parks, and other amenities.” The calculations are as follows:
 - Tier II open space is calculated as 8% of the total buildable land area (104.1 acres) = 10.228 acres.
 - Tier III open space is calculated as 10% of the project’s tier III gross acreage (17 acres) = 1.7 acres.
 - Tier IV open space is calculated as 10% of the project’s tier IV gross acreage (2) = 0.2 acres.
- Total = 10.228 acres of improved open space.

See the Open Space section earlier in this report for details about the required and proposed improved open space and amenities. Staff’s opinion is that the open space requirements have been met with the proposed plans.

- **Neighborhood Open Space** – Several of the improved open space areas are located within or adjacent to some of the higher density areas. A community pool, tennis courts, and ball field are located at the rear of the property. These amenities were previously sited closer to clustered area of higher density. The specifics on amenities will be discussed during the master development agreement and platting/site planning processes.

Principles of Smart Growth

This project was also reviewed using principles of smart growth, which are widely used in the planning profession as an effort to curb the negative effects of sprawling development and plan for the development of “places” and communities, not just housing and buildings. This project incorporates elements of the following principles of smart growth:

- **Create a Range of Housing Opportunities and Choices** – provides for a neighborhood of mixed incomes and family types and sizes.
- **Create Walkable Neighborhoods** – A true walkable neighborhood has some commercial element; however, the placement of a church site, a community recreation center, and other park areas and trails, as well as more compact development provide for elements of a walkable neighborhood.
- **Foster Distinctive, Attractive Communities with a Strong Sense of Place** – This project was planned with a trail system throughout the development, and will be controlled by design guidelines requiring stylish architecture and well-maintained open spaces, according to the developer. One reason to create a new master development plan for this project is to create its own sense of place through architecture, trails, and open spaces.
- **Mix Land Uses** – A variety of housing types are provided in this development.
- **Preserve Open Spaces, Farmland, Natural Beauty and Critical Environmental Areas** – This project has been planned to preserve the hills and utilize them as recreation with trail systems and lookout points. This preserves some of the natural beauty of the area. The steep slopes must be preserved in order to maintain hillside stability.

Take Advantage of Compact Building Design – Some of the housing types planned in this project have never been built here in Eagle Mountain. They have been tested, however, in developments around the state and country. This “compact” development provides housing at a more affordable rate while creating open spaces that are maintained by the HOA. This type of development reduces negative effects of conventional land-consumptive development, including high infrastructure maintenance costs to the City and homeowners in the future.

RECOMMENDATION SECTION

Staff's Comments

The proposed master development plan amendment reduces the density from 417 to 346. The plan retains the same basic layout with only a slight reduction in total open space of 1.5 acres. As the approved master plan is higher density than this proposal, the proposal retains the vast majority of open space improvements for the benefit of more single-family homes. The decrease in density from the original approved plans provides, with this plan, for a mixture of housing opportunities and choices, a potential mix of family sizes and income levels, community open space maintained by the HOA, a recreational trail system, an element of walkability, and a unique and creative development.

Staff's largest concern with this project is the siting of multifamily directly adjacent to single-family uses. Other concerns with this project include the slopes and grading of some of the park areas, how these park areas will be improved, compatibility, the mixture of types of open space to provide in the project – useable park space or trailway “discovery” parks, offsite improvements (sewer line capacity), and traffic impacts. It is Staff's opinion that the proposed amendment to the master plan, with the conditions noted below, meets the Master Development Plan criteria for review found in the Development Code, as well as employs many principles of smart growth. Therefore, Staff recommends approval of the Oquirrh Mountain Master Development Plan.

Recommended Motion

Staff is recommending approval of the Oquirrh Mountain Master Development Plan subject to the following conditions:

Public Works & Fire

1. Maximum cul-de-sac length is 500 feet. Make sure that the cul-de-sac in PA-11 is not too long.
2. UNIMPROVED OPEN SPACE. Unimproved open space shall not be dedicated/deeded to the City.
3. OPEN SPACE ACCESS. Access to the open space area on the hill shall be provided for emergency purposes and maintenance.
4. ROAD GRADES. Road grades shall not exceed 10%.
5. OFF-SITE UTILITIES. The applicant shall work with the City Engineer on determining the best solution for the sewer issues. The details shall be included in the Amended Master Development Agreement.

Planning

6. ARCHITECTURAL DESIGNS/EXAMPLES. Specific pictures/renderings of buildings and architecture must be submitted as guidelines for development of different areas of the project. These designs shall be reviewed by the City Council and included as exhibits to the Amended Master Development Agreement.
7. COMMUNITY IMPROVEMENTS. \$208,400 must be included in the project as community improvements/amenities. The use of these funds must be designated in the Development Agreement.
8. BONUS DENSITY. The applicant must specify how they will meet the bonus density requirements.
9. HOA. Specific documentation for a strong Home Owner's Association must be included in the Amended Master Development Agreement.
10. SLOPES. Building/construction on slopes in excess of twenty-five (25%) percent is not permitted.
11. PARKS/OPEN SPACE PLANS. The park and open space plans that were submitted with the original Master Development Agreement must be included with the Amended Master Development Agreement as exhibits and should be substantially met in the actual design/construction.
12. EXTERNAL COMPATIBILITY. 20-foot setback to be added along the southern boundary. This 20-foot building setback is to include a 10-foot landscaped corridor on the applicant's plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.

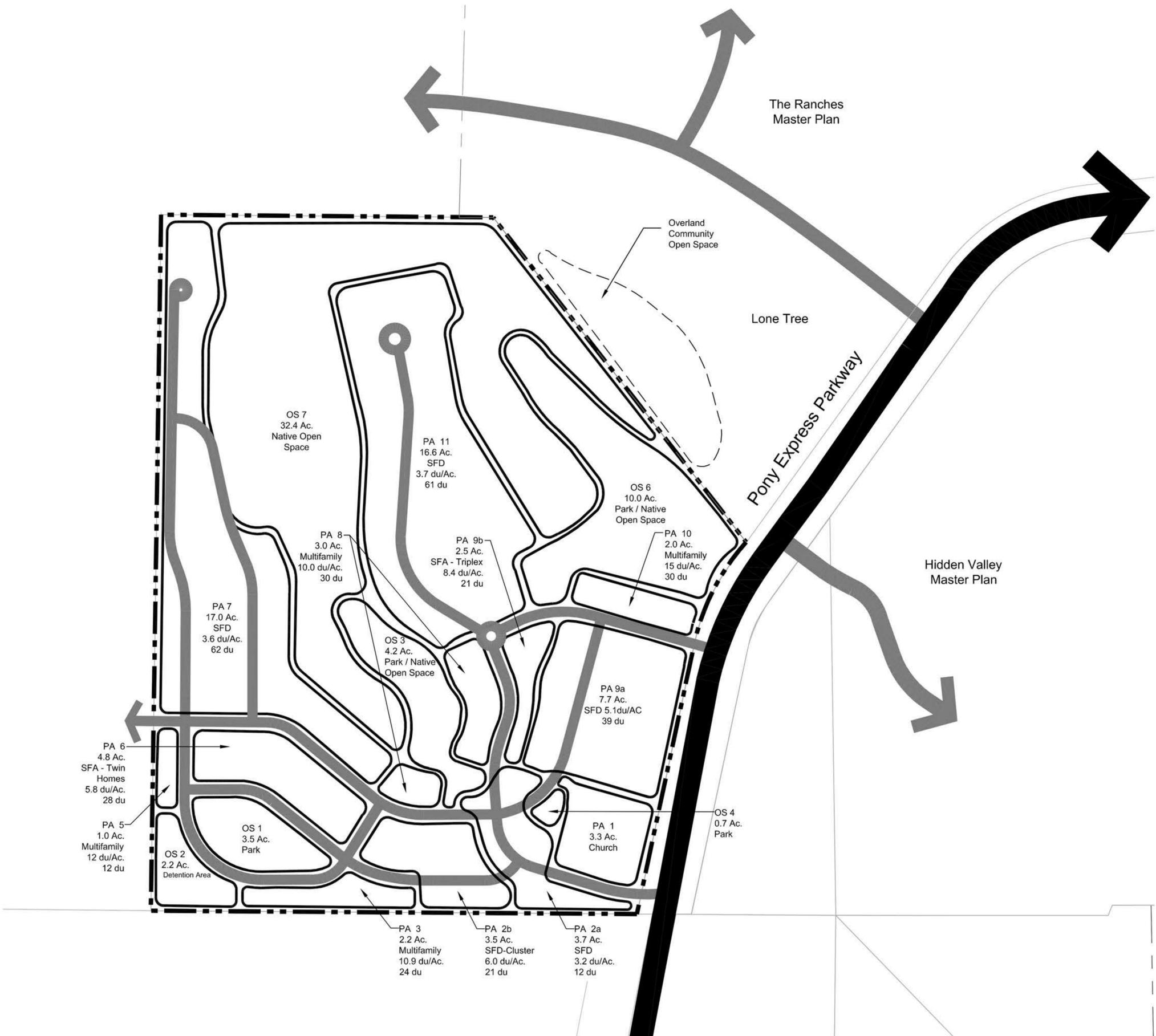
13. PETROGLYPHS. The petroglyphs shall be protected and preserved.
14. INTERNAL COMPATIBILITY. P9 to P11 (original plan, now areas PA-11, PA-9a, and PA-11B) compatibility to be resolved to Planning Staff's approval.
15. AMENDED MASTER DEVELOPMENT AGREEMENT. The Amended Master Development Agreement must be approved by the City Council and signed by the applicant for this approval to be valid.

PROCEDURAL SECTION

Future Reviews

Future review for development of this project shall include an Amended Master Development Agreement, Preliminary Plats, Site Plans, and Final Plats.

ATTACHMENTS: Master Development Plan, Conceptual Site Plan, Slope Map



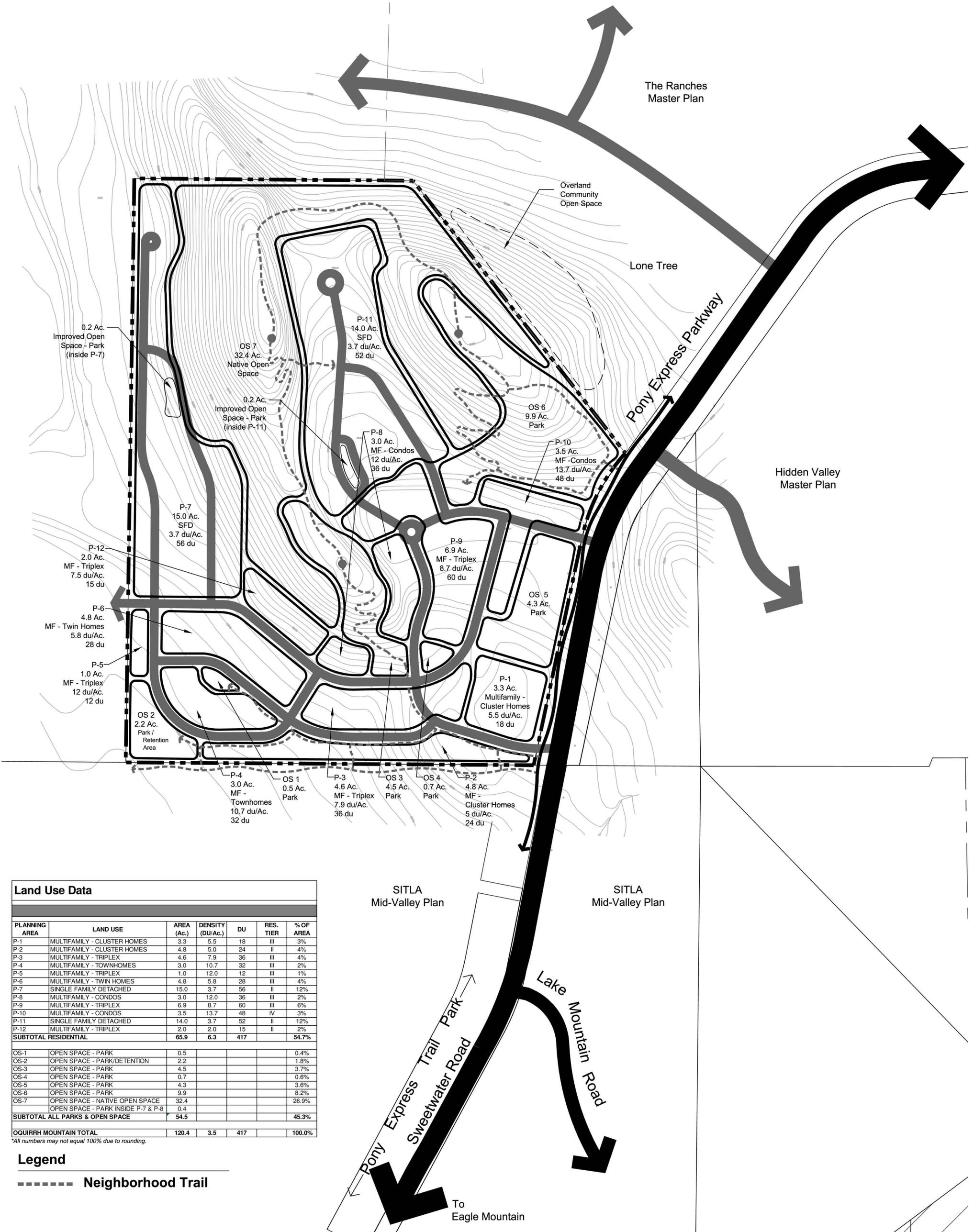
Land Use Data						
OQUIRRH MOUNTAIN						
PLANNING						
PLANNING AREA	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES. TIER	% OF AREA
PA 2a	SFD	3.70	3.2	12	II	3%
PA 2b	SFD CLUSTER	3.50	6.0	21	III	3%
PA 3	MULTIFAMILY	2.20	10.9	24	III	2%
PA 5	MULTIFAMILY	1.00	12.0	12	III	1%
PA 6	SFA - TWINHOMES	4.80	5.8	28	III	4%
PA 7	SFD	17.00	3.6	62	II	14%
PA 8	MULTIFAMILY	3.00	12.0	36	III	2%
PA 9a	SFD	7.80	5.1	39	II	6%
PA 9b	SFA - TRIPLEX	2.50	8.4	21	III	2%
PA 10	MULTIFAMILY	2.00	15.0	30	III	2%
PA 11	SFD	16.60	3.7	61	II	14%
SUBTOTAL RESIDENTIAL		64.10				53%
PA 1	CHURCH	3.30				3%
SUBTOTAL INSTITUTIONAL		3.30				3%
OS 1	PARK	3.50				3%
OS 2	DETENTION	2.20				2%
OS 3	PARK / O.S.	4.20				3%
OS 4	PARK	0.70				1%
OS 6	PARK / O.S.	10.00				8%
OS 7	NATIVE OPEN SPACE	32.40				27%
SUBTOTAL PARKS & OPEN SPACE		53.00				44%
OQUIRRH MOUNTAIN TOTAL		120.40	2.5	304		100%

Oquirrh Mountain Master Development Plan

Scale: 1" = 100'
February 28th, 2014



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Land Use Data

PLANNING AREA	LAND USE	AREA (Ac.)	DENSITY (DU/AC.)	DU	RES. TIER	% OF AREA
P-1	MULTIFAMILY - CLUSTER HOMES	3.3	5.5	18	III	3%
P-2	MULTIFAMILY - CLUSTER HOMES	4.8	5.0	24	II	4%
P-3	MULTIFAMILY - TRIPLEX	4.6	7.9	36	III	4%
P-4	MULTIFAMILY - TOWNHOMES	3.0	10.7	32	III	2%
P-5	MULTIFAMILY - TRIPLEX	1.0	12.0	12	III	1%
P-6	MULTIFAMILY - TWIN HOMES	4.8	5.8	28	III	4%
P-7	SINGLE FAMILY DETACHED	15.0	3.7	56	II	12%
P-8	MULTIFAMILY - CONDOS	3.0	12.0	36	III	2%
P-9	MULTIFAMILY - TRIPLEX	6.9	8.7	60	III	6%
P-10	MULTIFAMILY - CONDOS	3.5	13.7	48	IV	3%
P-11	SINGLE FAMILY DETACHED	14.0	3.7	52	II	12%
P-12	MULTIFAMILY - TRIPLEX	2.0	2.0	15	II	2%
SUBTOTAL RESIDENTIAL		65.9	6.3	417		54.7%
OS-1	OPEN SPACE - PARK	0.5				0.4%
OS-2	OPEN SPACE - PARK/DETENTION	2.2				1.8%
OS-3	OPEN SPACE - PARK	4.5				3.7%
OS-4	OPEN SPACE - PARK	0.7				0.6%
OS-5	OPEN SPACE - PARK	4.3				3.6%
OS-6	OPEN SPACE - PARK	9.9				8.2%
OS-7	OPEN SPACE - NATIVE OPEN SPACE	32.4				26.9%
	OPEN SPACE - PARK INSIDE P-7 & P-8	0.4				
SUBTOTAL ALL PARKS & OPEN SPACE		54.5				45.3%
OQUIRRH MOUNTAIN TOTAL		120.4	3.5	417		100.0%

*All numbers may not equal 100% due to rounding.

Legend

----- Neighborhood Trail





Illustrative graphics are conceptual and are subject to change.

Oquirrh Mountain Ranch

Conceptual Site Plan

Scale: 1"=150'-0"
February 28th, 2014



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market driven and value enhancing design



Land Use Data

Category	Area (Ac.)	Percentage (%)
RESIDENTIAL		
TOTAL RESIDENTIAL ACREAGE	65.4 Ac.	54.3%
OPEN SPACE		
IMPROVED OPEN SPACE	15.5 Ac.	
NATIVE OPEN SPACE AND RETENTION	39.5 Ac.	
TOTAL OPEN SPACE ACREAGE	55.0 Ac.	45.7%
AREA OF PARKS & O.S. ON LESS THAN 15% SLOPE	15.5 Ac.	(28.2%)
AREA OF PARKS & O.S. ON 15-25% SLOPE	38.5 Ac.	(70.0%)
AREA OF PARKS & O.S. ON GREATER THAN 25% SLOPE	1.0 Ac.	(1.8%)
TOTAL SITE ACREAGE	120.4 Ac.	100%

Slope Legend

 15-25%
 25%+

TOTAL Ac. OF BUILDABLE LAND	0-15%	83.4 Ac.	69.2%
	15-25%	20.8 Ac.	17.3%
	Total	104.2 Ac.	86.5%
TOTAL Ac. OF NON-BUILDABLE LAND	25%+	16.2 Ac.	13.5%

*All numbers may not equal 100% due to rounding.





EAGLE MOUNTAIN CITY
Planning Commission Staff Report

JUNE 24, 2014

Project: **Porter's Crossing Master Development Plan Amendment**
Applicant: Trevor Hull / SK Hart
Request: Master Development Plan Amendment
Type of Action: Action Item, Public Hearing
Master Development Plan Amendment -- Recommendation to City Council

Update

This project was continued from the May 13 and May 27 meetings, along with the public hearing. We have not yet received any revised plans for the project.

Recommendation

Some of the concerns that have been expressed throughout this project have not yet been addressed. Staff recommends that this item be tabled indefinitely until the concerns have been addressed. The applicant also must submit an application to amend the General Plan, which will require a public hearing. Please provide the applicant with specific feedback concerning the issues of land use, densities, park locations and amenities, project layout/design, and any other area discussed in this report. Many of the concerns are listed on pages 4, 5, and 6 of this report.

Motions

The Planning Commission can table the item with specific findings of fact, or recommend to the City Council that the proposal be denied or approved with conditions of approval.

While we do not suggest this, if the Commission chooses to recommend approval of this project, the following are some recommended conditions of approval:

1. A detailed parks/landscaping plan be required to return to the Planning Commission for a recommendation prior to approval of the master development agreement by the City Council. This plan must include the proposed amenities, trails, trees, and equipment required to meet the point values found in *Table 16.35.130(c) Pocket and Neighborhood Park Elements*.
2. The streets within the townhome area (Area 3) must meet City standards for a local road.
3. Area 2 must be reduced in density to a maximum of 180 units, or no more than 22.7 units per acre.
4. Area 3 must be reduced in density to a maximum of 180 units.
5. Area 5 must be reduced in size and density to include a buffer from the wash and no more than 60-75 units.
6. Area 6 must be reduced in size and density to a maximum of 20 units.
7. Area 7 must be changed to improved open space, natural open space, or Business Park.
8. Area 10 must be reduced in size and density to a maximum of 7 units.
9. Area 14 must be reduced in size and density to a maximum of 53 units.
10. The master plan must provide and display a minimum of 7.62 acres of improved, useable open space.
11. The bonus density requirements must be detailed in the master development agreement.
12. The traffic study requirements must be met and detailed in the master development agreement.
13. The wash must either be piped or a 100-foot buffer from the top of the bank must be shown on the plans.
14. This approval is contingent upon a general plan amendment being approved to allow for these land uses.

Location

This 145-acre project is located north of Pony Express Parkway, concentrated around Porter's Crossing in the Ranches.

Proposal

An application for an amendment to the Porter's Crossing Town Center Master Development Plan has been submitted and reviewed by the City's Development Review Committee. This Master Development Plan was last amended by the City Council in September, 2013. At that time the Council approved changes allowing a minor increase in a residential area (5 du/ac) from 61 to 76 units, achieved by a slight reduction in commercial/office that accommodated the inclusion of a church site and additional area available for residential development.

The proposed amendments to the land use element of the master development plan are substantial and significantly change the land uses and densities. Some of the more noteworthy changes are listed below. A more detailed overview can be seen in the included land use tables for both the existing and proposed land uses and densities.

- Removal of 31.09 acres of commercial/office, replaced with 3 residential products including multi-family, townhouses and condensed family cluster.
- Reduction in overall open space from 29.04 acres to 22.1 acres.
- High density residential relocated from western side of project moved to former commercial area.
- Minor changes in density for residential zones in northern section of project.
- Total residential units increasing from 443 to 766.
- Gross density increasing from 3.06 to 5.32 du/ac.

Existing			
Total Site Area	144.83 AC		
Total Open Space	29.04 AC		
Total Commercial	35.12 AC		
Total Professional Office	22.27 AC		
Church	3.32 AC		
Residential 1	22.22 AC	80 Lots	3.5
Residential 2	14.92	76 Lots	5
High Density Residential	10.84 AC	287 Units	9.6
Total Residential Units	443		
Gross Density	3.06 du/ac		

Proposed			
Total Site Area	143.8 AC		
Total Open Space	22.1 AC		
Total Commercial	26.3 AC		
Total Professional Office	0		
Church	4.1 AC		
Residential Single Family Detached 3400	16.2 AC	125 Lots	7.7 du/ac
Residential Single Family Detached 5000	10.4 AC	58 Lots	5.6 du/ac
Residential Single Family Detached 5500	11.2 AC	61 Lots	5.4 du/ac
Residential Single Family Detached 6500	9.9 AC	39 Lots	3.9 du/ac
Multi-Family Residential	8.3 AC	192 Units	23.1 du/ac
Townhomes	20.1 Acres	225 Units	11.2 du/ac
Condensed Family Cluster	7.4 AC	66 Lots	8.9 du/ac
Total Residential Units	766		
Gross Density	5.32 du/ac		

CRITERIA FOR REVIEW

The Development Code specifies the following criteria for evaluation of master development plans.

General Criteria

- **Slopes, Natural Hazards, Natural Channels, Storm Water Runoff** – There is a minor storm drainage wash on this property. The developer must obtain any required stream alteration permits from the State prior to making any changes, and the wash must either be piped according to City standards or all development must be kept 100 feet away from the top bank of the wash on either side.
- **Soil Characteristics** – A geotechnical study will be reviewed along with each plat.

Infrastructure Criteria

- **Utilities**
 - Water & Sewer – An updated water model will be required for this project. The City Engineer and Public Works Directors have not expressed any other concerns with the wet utilities.
 - Electric & Natural Gas – No concerns have been expressed by the Energy Department for this project. There is a Kern River Gas line that passes through this property (shown on the plan as an open space corridor). Improvements in this easement will be limited by Kern River's standards. Rocky Mountain Power and Eagle Mountain City power lines also cross this property. These areas are shown as open space areas and must be deeded to the City along with subdivision plats.
 - Storm Drainage – See slopes/natural channels category above.
- **Streets**
 - A traffic study has been completed for this development by Hales Engineering, although with a slightly different mix of housing types and numbers than the proposed master plan (378 Single-family homes, 240 Apartments, 244 Townhouses, Commercial square feet 111,000). The developer will have to comply with the traffic study recommendations, as included below (these must be detailed in the master development agreement):

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- Both major intersections on Pony Express Parkway (Porters Crossing Parkway and Smith Ranch Road) fail in the future conditions.
 - The Porters Crossing Parkway / Pony Express Parkway intersection should be signalized sometime before the year 2020 with project traffic. This intersection will need a signal before 2040 without project traffic.
 - All-way-stop control should be removed on Smith Ranch Road when the signal is installed on Porters Crossing Parkway. It is recommended that this be

replaced with north-south stop control. This could also be replaced with a signal if desired.

- The eastbound and westbound left-turn storage length needs to be increased to 200 feet plus the taper length at the Porters Crossing Parkway / Pony Express Parkway intersection. This should be completed before 2020 with project traffic, and is need for the 2040 conditions with and without project traffic.
- The east and west RIRO intersections fail only when blocked due to downstream queuing. No changes are recommended for these intersections.
- The Porters Crossing Parkway / Turnburry Road intersection operates at excellent levels of service in all conditions.
 - It should be noted that Areas 6 and 7 will be limited based upon the Code's restriction of a maximum of 30 units/lots on one access, and a 500-foot maximum cul-de-sac or dead-end road length.
 - Area 6 should provide a stub road to the vacant property to the north and/or east.
 - The Pony Express Townhomes (approved project to the east of Area 2) have provided a stub road for future access to a road in this development. Area 2 should connect with this road.
- **Water Rights** – water rights are required (or purchase of City water) for each project at plat recording or building permit, depending on the type of development.

Compatibility Criteria

- **Compatible Densities** – The site is bordered by the following land uses:
 - North – Electrical substation, power line and gas corridor, and vacant property in Saratoga Springs City.
 - West – Power line and gas corridor, Eagle's Gate neighborhood, Plum Creek multi-family neighborhood.
 - South – Pony Express Parkway
 - East – The approved Pony Express Townhomes project and vacant property in Saratoga Springs City.

The land uses in the proposed master development plan include sixteen planning areas with varying degrees of density. The following areas raise concerns or are noteworthy:

- **Recommended Changes:**
 - Area 1 – The addition of commercial lots along the frontage of Pony Express Parkway and Porter's Crossing is much better than the previous plan.
 - Area 2 – The Code currently only allows a maximum of 22.7 dwelling units per acre in the city. This project will have to provide storage units for each apartment, garages, a clubhouse and pool, and meet the other bonus density requirements. This seems impossible with the conceptual layout as proposed. We recommend a total of no more than 180 units, or a density of 21.7 units/acre.
 - Area 3 – This area still contains a lot of multi-family or single-family attached units – a total of 225. It should contain a variety of unit types rather than all one product. It is also clear that the roadways on the concept plan are smaller than City standards, and the units do not contain the proper setbacks. We recommend a total of about 180 units, which would allow for some mixing of product types, larger streets, and more parking areas and amenities.

- Area 4: The big question mark here is whether the wash will be piped or not. If it is piped, then the entire area can be improved as useable open space. If it is not piped, then the area needs more room between Area 5 and 6 for a trail along one side of the wash, and very little of this area may be counted as improved open space. A park really needs to be located along this trailway, maybe in the north part of Area 5, or between Area 3 and Area 5.
- Area 5: this area is too close to the existing drainage wash. The wash must either be piped or this area should be moved so that it is a minimum of 100 feet from the top bank of the wash. This will result in fewer units as well. The lots shown on the concept plan have small frontages, and would not meet our current standards. We recommend a total of 60-75 lots as a maximum.
- Area 6: This density should be reduced due to steep slopes. We recommend a total of 20 lots. This area also will require another access in order to be buildable.
- Area 7: This area is not appropriate for single-family homes and should be amended to be Open Space, Improved Open Space, or possibly Business Park.
- Area 8: The park is in this location because there isn't much else that can be done with the property, surrounded by a gas easement and power line easement.
- Area 9: This is the Pacificorp, Kern River Gas, and City power line corridor. Much of this area can probably be improved for park use, but is it wise to plan major parks underneath such high-voltage power lines?
- Area 10: This area contains easements with existing underground power lines, thus limiting the number of lots that can be placed in this triangle. The number of lots in this triangle should be reduced to accommodate this power line. We recommend a total of 6 or 7 lots, or that this area be improved as park space.
- Area 11: This area is already approved and is under construction.
- Area 12: The church site has already been approved as a subdivision plat. We should be receiving a site plan and conditional use permit application shortly.
- Area 13: It appears that this area will be a tight fit for so many small lots. The main roads in this development should meet the City's standards as well.
- Area 14: Due to the conflict with the wash and the trail in the southwest corner of this site, this area will have to be revised. We recommend that additional space be provided on the north side of the wash for the trail system in Area 15, and that Area 14 be reduced in that area. We recommend a total of no more than 53 lots.
- Area 15: Will this area be improved as park space or remain as native vegetation forever? It is not clear on the plans.
- Area 16: This is the existing Ridley's and Ace Hardware site. No changes are proposed.

General Plan

In addition, the areas proposed as townhouses, multi-family, and condensed family cluster are in a zone designated on the future land use map as Mixed Use Commercial. The definition intends this zone to be used for retail, office, and commercial development with a provision for some residential incorporated into this zone. As proposed, the townhouses,

multi-family, and condensed family cluster are exclusively residential and do not meet the intent of the General Plan's Mixed Use Commercial designation:

MIXED USE: COMMERCIAL- This category is for areas where retail and office development occurs at traditionally desirable locations including the intersections of major streets, appropriate neighborhood activity centers, or adjacent to other compatible land uses. Appropriate industrial uses will be considered for compatibility for surrounding developments. It is anticipated that development will primarily be non-residential; however, mixed-use developments that incorporate medium and high-density housing types may be recommended by the Planning Commission and approved by the City Council during the zoning process.

If you feel that this area is appropriate for residential uses, then it would require an amendment to the General Plan to Mixed Use Residential.

Design Criteria

- **Open Space** –

- **Required Open Space:** This development is required to provide 8% of the buildable area (excluding commercial areas, major roads, and utility corridors) + 10% of Tier III and Tier IV development (densities higher than 5.2 units per acre).
 - 8% x approximately 95.2 = **7.62 acres**. The plan needs to very clearly show that at least 7.62 acres will be improved as usable park space.
 - 10% of 73.6 = **7.36 acres** (within the Tier III and Tier IV areas). This open space can simply be shown on the map as “10%” within each Tier III & IV area (Areas 2, 3, 5, 7, 13, and 14).
- **Provided Open Space:** The proposed project includes approximately 15.65 acres of improved open space, although some of that is located within the Tickville Wash, in the smaller wash, and on the gas and power line easements. We recommend that the plan be revised to include more useable improved open space to provide a more major area for neighborhood park uses. In lieu of open space, a more creative approach may be possible, such as a donation of park land and funds to construct a community recreation center, or some similar community-wide amenity. The required community improvement funds may be used toward this community-wide amenity.
- **Does the proposed pattern of uses and densities attempt to make effective use of the planned community open space?**
 - The open space and park areas are being relegated to the areas that are either unbuildable or left over after the developments are planned. Public spaces, including parks and other gathering places, should be planned as central or important features in a development. They should be consolidated, where possible, to provide large and creative amenities along with recreation fields. Neighborhood parks are also recommended to be between three and five acres in size.
 - We do not believe the proposed locations and design of the open space and parks attempt to make effective use of the planned community open space.
- **Amenities:** This development would be required to provide a total of 533 points towards park amenities found in *Table 16.35.130(c) Pocket and Neighborhood Park Elements*, and an additional 515 points within the Tier III and IV areas. We recommend that a more detailed park plan be required to return to the Commission for your review and recommendation of approval after receiving approval of the master development plan. This park plan must include the amenities to meet the point values provided in the park and open space areas.
- **Residential Bonus Density:** Each residential development within this project must comply with the bonus density entitlement requirements found in *Tables 17.30.110* of the City Code. The code states that “All Tier III residential developments are required to provide the Tier III

clubhouse." The following items should be considered by the developer, and included as requirements in the master development agreement for the project:

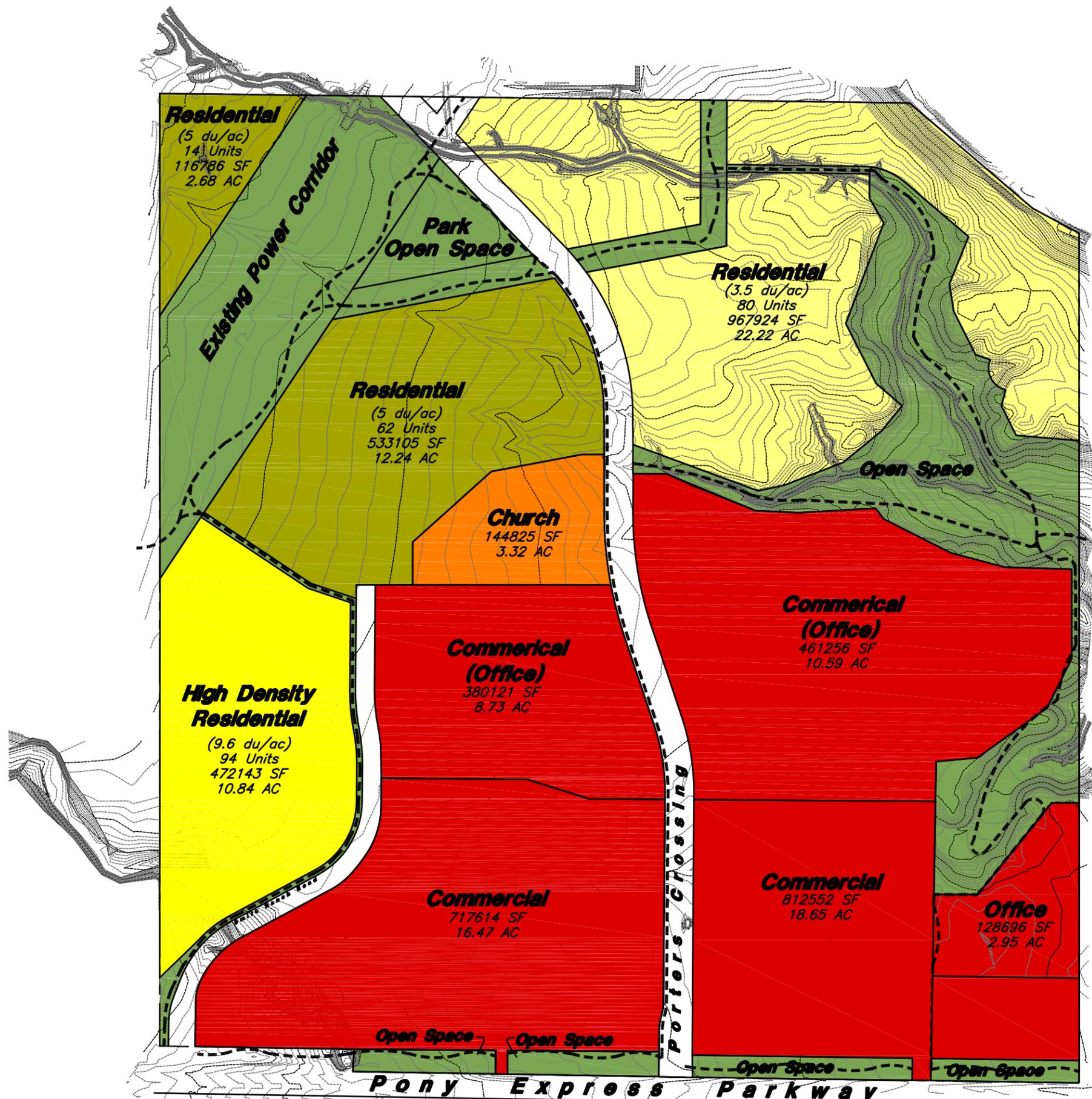
- Fund or Construct Community Improvements/Amenities (\$2,000/buildable acre)
- Entryways and Monuments
- Residential Lot Landscaping
- Recreational amenities
- Clubhouse
- Swimming pool
- Garages / Covered parking
- Storage Units

Attachments

Existing Land Use Plan
Proposed Concept Site Plan
Proposed Trails Plan
Proposed Land Use Table

Land Use Plan

Porters Crossing Town Center

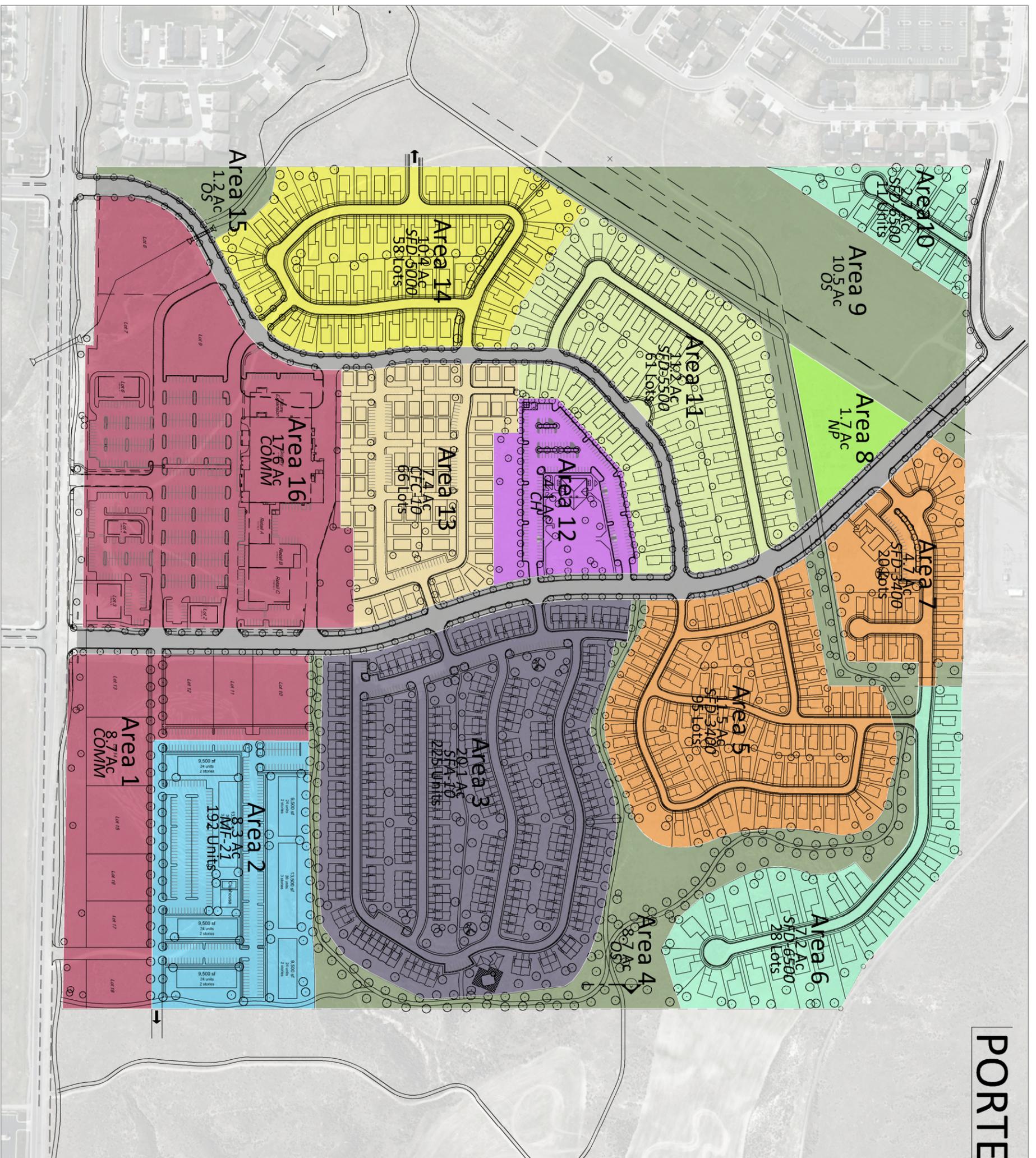


- Residential (3.5 du/ac)
- Residential (5 du/ac)
- Residential (9.6 du/ac)
- Commercial
- Church
- Open Space
- Proposed Trails

Site Summary

Total Site Area	144.83 AC
Total Open Space*	29.04 AC
Total Commercial	28.59 AC
Total Professional Office	2.95 AC

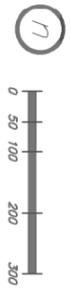
Residential (3.5 du/ac)	80 Units
Residential (5 du/ac)	76 Units
Residential (9.6 du/ac)	287 Units
Total Residential Units	443 Units
Gross Density	3.06 du/ac



PORTER'S CROSSING

May 20, 2014

LEGEND	
COMM-	Commercial
MF-	Multi-Family Residential
SFA-	Single Family Attached (Townhome)
SFD-	Single Family Detached- 3,400 sq ft
SFD-5000	Single Family Detached- 5,000 sq ft
SFD-6500	Single Family Detached- 5,500 sq ft
NP-	Single Family Detached- 6,500 sq ft
OS-	Neighborhood Park
CH-	Open Space
CFC-	Church
	Condensed Family Cluster



NO.	REVISIONS

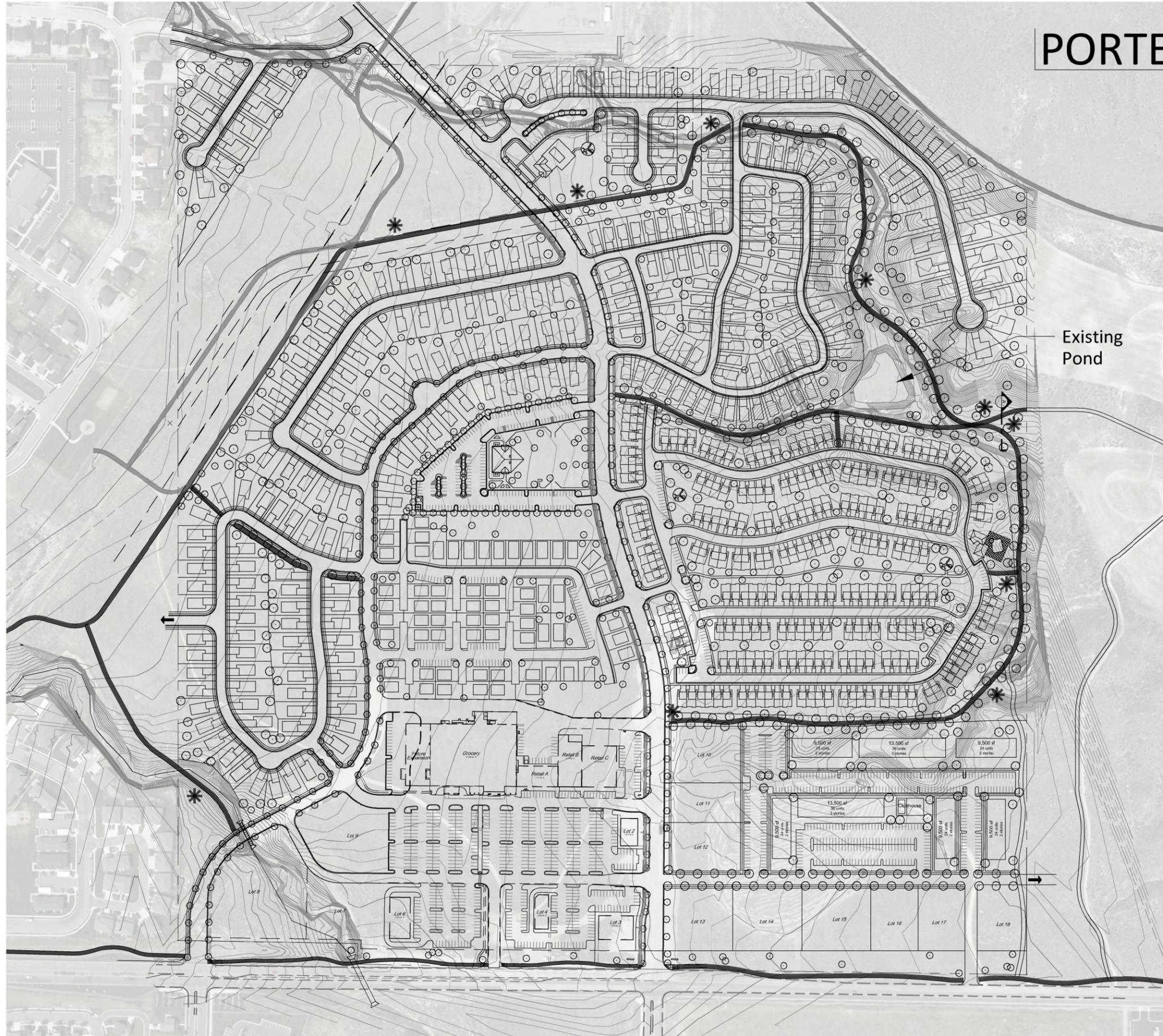
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 DESIGN BY: _____
 CHECKED BY: _____
 DATE: **05/20/14**

CLIENT: _____
 DWG: _____
 JOB No: _____
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22" x 34" - DIMENSIONS AND NOTES TAKE PRECEDENCE



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PRELIMINARY
PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT



PORTER'S CROSSING

May 20, 2014

LEGEND

- Workout Station
- Proposed Trail
- Existing Trail

Existing Pond

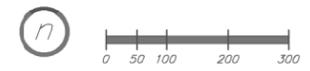
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NO.	REVISIONS



LAND USE TABLE

PLANNING AREA	SF	ACRES	LAND USE	OPEN SPACE	DENSITY (DU/ACRE)	LOTS/UNITS
1	377,150.89	8.7	COMM	Commercial		
2	363,507.09	8.3	MF-21	Multi-Family Residential- 21	23.1	192.0
3	873,498.25	20.1	SFA-10	Townhomes	11.2	225.0
4	381,135.93	8.7	OS	Open Space	8.7	
5	501,171.76	11.5	SFD-3400	Single Family Detached- 3400	8.3	95.0
6	314,184.27	7.2	SFD-6500	Single Family Detached- 6500	3.9	28.0
7	206,634.19	4.7	SFD-3400	Single Family Detached- 3400	6.4	30.0
8	74,361.68	1.7	NP	Neighborhood Park	1.7	
9	456,134.86	10.5	OS	Open Space	10.5	
10	116,930.10	2.7	SFD-6500	Single Family Detached- 6000	4.1	11.0
11	487,558.92	11.2	SFD-5500	Single Family Detached- 5500	5.4	61.0
12	176,755.11	4.1	CH	Church		
13	321,881.10	7.4	CFC-10	Condensed Family Cluster	8.9	66.0
14	453,711.39	10.4	SFD-5000	Single Family Detached- 5000	5.6	58.0
15	51,949.17	1.2	OS	Open Space	1.2	
16	764,789.88	17.6	COMM	Commercial		
SUBTOTAL	5,921,354.59	136.0			22.1	766.0
Streets	339,247.49	7.8				
TOTAL	6,260,602.08	143.8			22.1	766.0

May 20, 2014

NO.	DATE	REVISIONS

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