

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, JULY 8, 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. June 24, 2014
4. Development Items
 - A. Antelope Springs Preliminary Plat – Public Hearing, Action Item This development is located north of Bobby Wren Blvd and west of Pony Express Pkwy in the South part of the City. The Antelope Springs development consist of 33 residential lots on 41.25 acres the average lot size is 1.043 ac the largest lot is 1.30 ac and the smallest is 1.0 ac.
 - B. Porter’s Crossing Town Center Master Development Plan Amendment & General Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED) An amendment to the General Plan rezoning 31.09 acres within the Porter’s Crossing Master Development Plan from ‘Mixed Use Commercial’ to ‘Mixed Use Residential.’ 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.
5. Next Scheduled Meeting: July 22
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

Eagle Mountain City Conference Room; 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, Miriam Allred, and Matthew Everett.

4
5 CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken
6 Sorenson, City Planner; and Johna Rose, Deputy Recorder.

7
8 ELECTED OFFICIAL PRESENT: Adam Bradley

9
10 1. Pledge of Allegiance

11
12 None

13
14 2. Declaration of Conflicts of Interest

15
16 None

17
18 3. Approval of Meeting Minutes

19
20 A. May 13, 2014

21
22 **MOTION:** *Matthew Everett moved to approve the May 13, 2014 meeting*
23 *minutes. John Linton seconded the motion. Those voting aye:*
24 *Miriam Allred, John Linton and Matthew Everett. The motion*
25 *passed with a unanimous vote.*

26
27 B. May 27, 2014

28
29 **MOTION:** *Matthew Everett moved to approve the May 27, 2014 meeting*
30 *minutes. Miriam Allred seconded the motion. Those voting aye:*
31 *Miriam Allred, John Linton and Matthew Everett. The motion*
32 *passed with a unanimous vote.*

33
34 4. Development Items

35
36 A. Oquirrh Mountain Master Development Plan Amendment – Public Hearing,
37 Recommendation to the City Council

38 An amendment to the Oquirrh Mountain Master Development Plan reducing the number
39 of dwelling units from 417 to 346. The densities range from 3.2 to 15 dwelling units per
40 acre which was previously 3.7 to 13.7 dwelling units per acre. Tier IV development has

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1 been reduced from 3.5 to 2 acres. Tier III development has been reduced from 26.2 to 17
2 acres, and Tier II development has been increased to 45.1 acres from 36.2 acres. There is
3 a minor reduction in open space from 54.5 to 53 acres.
4

5 Ken Sorenson explained that the Oquirrh Mountain Master Development Plan was approved
6 by the City Council on September 2, 2008. The existing master development plan consists of
7 120.4 acres along Pony Express Parkway. The proposed amendment to the approved
8 Oquirrh Mountain Master Development Plan introduces minor changes to the residential uses
9 and a minor reduction and relocation of the open space. This project is required to provide
10 10.228 acres of improved open space according to the Bonus Density chapter of the
11 Development Code.
12

13 As proposed, the Amended Oquirrh Mountain Master Development Plan consists of
14 residential zoning with a total of 346 dwelling units, a reduction from 417 dwelling units.
15 The overall gross density for the proposal is 2.9 units/acre, down from 3.5 units/acre (120.4
16 total acres), while the total proposed density based on all residential land (excluding parks -
17 65.9 acres total) is 5.3 units/acre, which is reduced from the current 6.3 units/acre. The
18 project is divided into 'planning areas', which each designate a different density and building
19 type. The proposed densities range from 3.2 – 15 du/ac, in comparison to the currently
20 approved 3.7 du/ac to 13.7 du/ac.
21

22 Proposed changes to residential densities include: reducing Tier IV development from 3.5 to
23 2 acres; reducing Tier III development from 26.2 to 17 acres; and increasing Tier II
24 development from 36.2 to 45.1 acres. In addition, the applicant is proposing reducing total
25 open space from 54.5 to 53 acres, with improved parks and open space elements reduced
26 from 22.1 to 20.6 acres.
27

28 *Commissioner Linton opened the public hearing at 6:11 p.m.*
29

30 Elise Erler with SITLA felt that the project was reasonable with the market. SITLA and the
31 applicant are working out their differences with the property boundary. SITLA felt
32 comfortable with the project.
33

34 Ryan Kent, applicant, wanted to clarify the density per units for the project. His records show
35 304 with 2.5 units per acre density. The applicant explained that the developer wants to
36 move forward on the project very aggressively. The developer has already talked to builders
37 that are excited to get started on the project.
38

39 Commissioner Linton explained that the City has seen 6 unit mansions proposed before but
40 has never seen one built in the City. Mr. Kent explained that a 6 unit mansion looks like a big
41 house and it would help give the development diversity.
42

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1 Adam Bradley asked what amenities the City could hold the developer accountable for and
2 which ones are set in stone. He was concerned that what was proposed would not be built in
3 the future. Mr. Mumford explained that the drawing is a conceptual drawing. The developer
4 has provided concept designs that are attached as exhibits to the master plan, but the
5 agreement does not hold the developer strictly to the designs. Commissioner Linton
6 explained that amenities are driven by the market. If the people that buy into the community
7 are not interested in the planned amenities, then that community will need to find some
8 amenities that do interest their community. The property is dedicated or set aside for a
9 general purpose. Mr. Mumford explained that the plan was approved back in 2008 under a
10 different code. The land is very unique with its hills and the petroglyphs. The developer has
11 met all amenity code requirements and will need to bring a site plan to the Planning
12 Commission and City Council in the future for approval. Mr. Kent explained that the
13 developer wants to attract people to this unique development and also they want the residents
14 to be proud of their neighborhood once they are in their homes.

15
16 *Commissioner Linton closed the public hearing at 6:24p.m.*

17
18 Commissioner Everett asked for clarification on who the developer would dedicate the
19 petroglyphs to, the City or the Ranches HOA. Mr. Sorenson explained that the developer and the
20 City have talked about dedicating the petroglyphs to the City. The City would be able to preserve
21 and protect the petroglyphs. He stated that dedication to the City is not part of the plan at this
22 time. Commissioner Linton felt that the petroglyphs would be better preserved in private hands.
23 Mr. Kent explained that the Ranches HOA does not own open space or parks and that those
24 amenities are always dedicated to the City. Maybe an agreement on how to maintain and manage
25 the petroglyphs can be worked out.

26
27 Mr. Mumford explained that the City had Utah Rock Art Preservation come out and document
28 and take picture of all the petroglyphs in Eagle Mountain. The plans for Gateway projects have
29 roads and housing in places where petroglyphs are located, and the plan is to move them to the
30 parks in this project. The Utah Rock Art Preservation prefers that the petroglyphs remain in the
31 same location for historical reasons. Commissioner Everett stated that he would prefer to leave
32 the petroglyphs in the general vicinity that they were found. He asked if there was any plan on
33 how to protect the petroglyphs. Mr. Mumford explained that the City could require the developer
34 to come up with a preservation plan for the petroglyphs before the subdivision goes in. Mr. Kent
35 explained that the best preservation plan would be to educate the residents that live around the
36 petroglyphs.

37
38 **MOTION:** *Matthew Everett moved that the Planning Commission recommend*
39 *the Oquirrh Mountain Master Development Plan Amendment to the*
40 *City Council with the following conditions:*
41 *Public Works & Fire*

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- 1 **1. Maximum cul-de-sac length is 500 feet. Make sure that the**
- 2 **cul-de-sac in PA-11 is not too long.**
- 3 **2. UNIMPROVED OPEN SPACE. Unimproved open space**
- 4 **shall not be dedicated/deeded to the City.**
- 5 **3. OPEN SPACE ACCESS. Access to the open space area on**
- 6 **the hill shall be provided for emergency purposes and**
- 7 **maintenance.**
- 8 **4. ROAD GRADES. Road grades shall not exceed 10%.**
- 9 **5. OFF-SITE UTILITIES. The applicant shall work with the**
- 10 **City Engineer on determining the best solution for the sewer**
- 11 **issues. The details shall be included in the Amended Master**
- 12 **Development Agreement.**
- 13 **Planning**
- 14 **6. ARCHITECTURAL DESIGNS/EXAMPLES. Specific**
- 15 **pictures/renderings of buildings and architecture must be**
- 16 **submitted as guidelines for development of different areas of**
- 17 **the project. These designs shall be reviewed by the City**
- 18 **Council and included as exhibits to the Amended Master**
- 19 **Development Agreement.**
- 20 **7. COMMUNITY IMPROVEMENTS. \$208,400 must be**
- 21 **included in the project for community**
- 22 **improvements/amenities. The use of these funds must be**
- 23 **designated in the Development Agreement.**
- 24 **8. BONUS DENSITY. The applicant must specify how they will**
- 25 **meet the bonus density requirements.**
- 26 **9. HOA. Specific documentation for a strong Homeowner's**
- 27 **Association must be included in the Amended Master**
- 28 **Development Agreement.**
- 29 **10. SLOPES. Building/construction on slopes in excess of**
- 30 **twenty-five (25%) percent is not permitted.**
- 31 **11. PARKS/OPEN SPACE PLANS. The park and open space**
- 32 **plans that were submitted with the original Master**
- 33 **Development Agreement must be included with the Amended**
- 34 **Master Development Agreement as exhibits and should be**
- 35 **substantially met in the actual design/construction.**
- 36 **12. EXTERNAL COMPATIBILITY. 20-foot setback to be added**
- 37 **along the southern boundary. This 20-foot building setback is**
- 38 **to include a 10-foot landscaped corridor on the applicant's**
- 39 **plans and plats – to be one-half of a 20-foot corridor to be**
- 40 **cooperatively planned with SITLA, which will provide both the**
- 41 **other 10-foot landscaped portion of the corridor and the trail.**
- 42 **13. PETROGLYPHS. The petroglyphs shall be protected and**
- 43 **preserved.**

1 **14. INTERNAL COMPATIBILITY. P9 to P11 (original plan,**
2 **now areas PA-11, PA-9a, and PA-11B) compatibility to be**
3 **resolved to Planning Department approval.**

4 **15. AMENDED MASTER DEVELOPMENT AGREEMENT.**

5 **The Amended Master Development Agreement must be**
6 **approved by the City Council and signed by the applicant for**
7 **this approval to be valid.**

8 **Miriam Allred seconded the motion. Those voting aye: Miriam**
9 **Allred, John Linton, and Matthew Everett. The motion passed with**
10 **a unanimous vote.**

11
12 B. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing,
13 Recommendation to the City Council (CONTINUED from May 27)

14 An amendment to the Porter's Crossing Town Center Master Development Plan,
15 removing 31.1 acres of commercial space, a 7 acre reduction in gross open space, and an
16 increase in total residential units from 443 to 766. The proposal includes the introduction
17 of new residential designations ranging from single- to multi-family dwelling units.
18

19 Mr. Mumford explained that the proposed amendments to the land use element of the master
20 development plan are substantial and significantly change the land uses and densities. Some
21 of the more noteworthy changes are as follows:

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

30
31 The land uses in the proposed master development plan include sixteen planning areas with
32 varying degrees of density. The following areas raise concerns or are noteworthy:

33
34 **Recommended Changes:**

- 35 ○ Area 1 – The addition of commercial lots along the frontage of Pony Express
36 Parkway and Porter's Crossing is much better than the previous plan.
- 37
38 ○ Area 2 – The Code currently only allows a maximum of 22.7 dwelling units
39 per acre in the city. This project will have to provide storage units for each
40 apartment, garages, a clubhouse and pool, and meet the other bonus density
41 requirements. This seems impossible with the conceptual layout as proposed.
42 We recommend a total of no more than 180 units, or a density of 21.7
43 units/acre.

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- 1 ○ Area 3 – This area still contains a lot of multi-family or single-family attached
2 units – a total of 225. It should contain a variety of unit types rather than all
3 one product. It is also clear that the roadways on the concept plan are smaller
4 than City standards, and the units do not contain the proper setbacks. We
5 recommend a total of about 180 units, which would allow for some mixing of
6 product types, larger streets, and more parking areas and amenities.
7
8 ○ Area 4: The big question mark here is whether the wash will be piped or not.
9 If it is piped, then the entire area can be improved as useable open space. If it
10 is not piped, then the area needs more room between Area 5 and 6 for a trail
11 along one side of the wash, and very little of this area may be counted as
12 improved open space. A park really needs to be located along this trailway,
13 maybe in the north part of Area 5, or between Area 3 and Area 5.
14
15 ○ Area 5: This area is too close to the existing drainage wash. The wash must
16 either be piped or this area should be moved so that it is a minimum of 100
17 feet from the top bank of the wash. This will result in fewer units as well. The
18 lots shown on the concept plan have small frontages, and would not meet our
19 current standards. We recommend a total of 60-75 lots as a maximum.
20
21 ○ Area 6: This density should be reduced due to steep slopes. We recommend a
22 total of 20 lots. This area also will require another access in order to be
23 buildable.
24
25 ○ Area 7: This area is not appropriate for single-family homes and should be
26 amended to be Open Space, Improved Open Space, or possibly Business Park.
27
28 ○ Area 8: The park is in this location because there isn't much else that can be
29 done with the property, surrounded by a gas easement and power line
30 easement.
31
32 ○ Area 9: This is the Pacificorp, Kern River Gas, and City power line corridor.
33 Much of this area can probably be improved for park use, but is it wise to plan
34 major parks underneath such high-voltage power lines?
35
36 ○ Area 10: This area contains easements with existing underground power lines,
37 thus limiting the number of lots that can be placed in this triangle. The number
38 of lots in this triangle should be reduced to accommodate this power line. We
39 recommend a total of 6 or 7 lots, or that this area be improved as park space.
40
41 ○ Area 11: This area is already approved and is under construction.
42
43 ○ Area 12: The church site has already been approved as a subdivision plat. We
44 should be receiving a site plan and conditional use permit application shortly.
45

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- 1 ○ Area 13: It appears that this area will be a tight fit for so many small lots. The
2 main roads in this development should meet the City's standards as well.
3
4 ○ Area 14: Due to the conflict with the wash and the trail in the southwest
5 corner of this site, this area will have to be revised. We recommend that
6 additional space be provided on the north side of the wash for the trail system
7 in Area 15, and that Area 14 be reduced in that area. We recommend a total of
8 no more than 53 lots.
9
10 ○ Area 15: Will this area be improved as park space or remain as native
11 vegetation forever? It is not clear on the plans.
12
13 ○ Area 16: This is the existing Ridley's and Ace Hardware site. No changes are
14 proposed.
15

16 He explained that he had talked to Pacificorp and they stated that they would allow 12 to 15
17 ft. high structures within their easements. The structures cannot be permanent nor have a
18 foundation. Pacificorp does allow playground, tennis courts, parking, and landscaping. The
19 City would need to check the easement document language on what is allowed in each of the
20 easements. He explained that Kern River is more restrictive and they are not sure of what
21 they would allow. Trevor Hull stated that Kern River would allow a trail through the
22 easement, as long as the trail is not over any gas lines. He also stated that Kern River would
23 prefer no trail and that the property be left alone.
24

25 Commissioner Linton was concerned about all the unresolved items and he did not feel
26 comfortable with presenting the project to the City Council.

27
28 *Commissioner Linton opened the public hearing at 6:43 p.m.*
29

30 Trevor Hull, applicant, explained that the developer reduced Area 14 down to 5.2 units
31 per acre. The developer also changed Areas 3 and 5 because the Commissioners did not
32 feel comfortable approving roads that were not up to City standards. He stated that the
33 developer plans to build the road to City standards. He stated that the developer will also
34 pipe the wash, which will then give the developer more residential and open space areas
35 to work with. He stated that the plan for Area 9 is to use it for open space, by putting in
36 parking, soccer fields, and basketball courts. The developer still has the idea of putting in
37 a recreation center.
38

39 Commissioner Allred asked if there would be a wall between Area 1 and 2 giving a
40 barrier between residential and commercial parking. Mr. Hull explained that most likely
41 there will be a fence between the two areas, but the issue will need to be addressed at the
42 site plan approval stage. Mr. Mumford explained that the City Code does require a 15 ft.

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1 landscape buffer between multifamily and commercial, and a fence would not reduce the
2 size of the buffer.

3
4 Mr. Bradley asked if the developer is planning to continue Porter's Crossing up to the
5 next subdivision. Mr. Hull explained that the developer has no use for the road up to a
6 certain point. He stated that the road project would be a Capital Facilities Plan project
7 that the City would need to address.

8
9 Mr. Mumford asked what the Commissioner thought of the options for Area 7. He did not
10 feel comfortable leaving the area residential with it being next to a big substation. Mr.
11 Hull explained that the developer prefers not to turn it into open space because there
12 would be more kids around the area. The developer is hoping that the sale of the City
13 Energy Department would resolve the issue by selling the land to the electric company.

14
15 Commissioner Allred asked how everyone felt about using Area 9 for open space.
16 Commissioner Linton has no problem with using Area 9 for open space. He stated that he
17 has grown up around power line corridors that have been used for parks and has never
18 had a problem. He stated that the area will still be used by residents even if nothing was
19 built on the property (used for: parking, biking, playing in the field, etc). Other cities use
20 the space for park space and have never seen a problem. Commissioner Allred stated that
21 she has no problem with using the area for park space. She would rather use the area for
22 park space than parking lot space.

23
24 *Commissioner Linton closed the public hearing at 7:21 p.m.*

25
26 **MOTION:** *Matthew Everett moved that the Planning Commission continue*
27 *the Porter's Crossing Town Center Master Development Plan*
28 *amendment to the July 8, 2014 meeting. Miriam Allred seconded*
29 *the motion. Those voting aye: Miriam Allred, John Linton and*
30 *Matthew Everett. The motion passed with a unanimous vote.*

31
32
33 5. Discussion Items

34
35 A. Development Code Amendments – Discussion

36 A discussion of various potential amendments to the City's Development Code.

37
38 Mr. Mumford explained that the City has been looking into the park point system
39 requirement. The Planning Department has talked to developers and has also reviewed
40 current parks. He explained that the developers have abused the point system.

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1 Recommendations:

- 2 1. Change the language for number 7. Enhanced open space.
3 2. Drop the point value for parking stalls.
4 3. Add 10 trees for only 3 points.
5 4. Add a size requirement for trees.
6 5. Create a list of amenities needed by the City. Give incentives to developers that
7 will build amenities that are needed by the City.
8

9 6. Next Scheduled Meeting: July 8

10
11 7. Adjournment

12
13 The meeting was adjourned at 7:44 p.m.

14
15 APPROVED BY THE PLANNING COMMISSION ON JULY 8, 2014.
16
17
18

19
20 _____
Steve Mumford, Planning Director
21



EAGLE MOUNTAIN CITY
 Planning Commission Staff Report

JULY 8, 2014

Project: **Antelope Springs Preliminary Plat Amendment**
Applicant: Dan Ford
Request: Preliminary Plat Approval
Type of Action: Public Hearing, Action Item

Proposal

The proposed Antelope Springs is a 33-lot subdivision on 41.25 acres, located west of Pony Express Parkway, north of the City Center area (Serial: 59:033:0008). Following is a breakdown of the plan:

<u>TABULATIONS</u>	
TOTAL ACREAGE	41.25 AC
TOTAL ACREAGE IN LOTS	34.41 AC
TOTAL OPEN SPACE	1.89 AC
TOTAL ACREAGE IN STREETS	4.95 AC
AVERAGE LOT SIZE	1.043 AC, 45,421 SF
LARGEST LOT SIZE	1.30 AC
SMALLEST LOT SIZE	1.00 AC
OVERALL DENSITY	0.800 DU/AC
TOTAL # OF LOTS	33

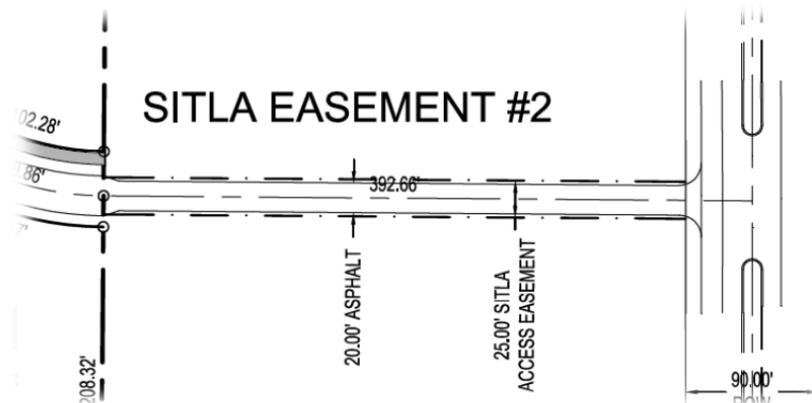
Preliminary Plat

The purpose of the preliminary plat application is to: review the specific layout of the lots created by the subdivision; ensure proper coordination of public and private street systems and circulation; review demand and availability of public utilities; review park and recreation sites; and review project densities. An approved preliminary plat vests the applicant with density for the subdivision, street configuration, and lot layouts. Approved preliminary plats expire two years from the date of approval by the Planning Commission if a final plat has not been approved by the City Council within that time.

The Antelope Springs preliminary plat was originally approved on May 14, 2013.

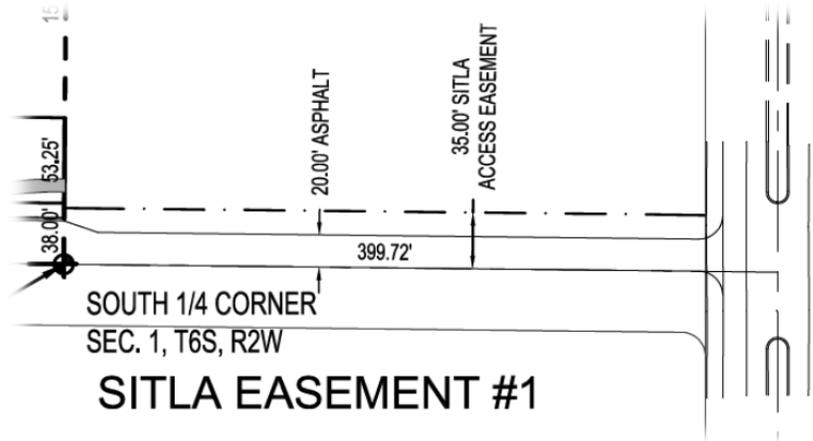
Access

This property does not currently front onto a City street, so it will require access to Pony Express Parkway through SITLA's property to the east. The applicant has worked with SITLA to get easements for access to the project property.



The plans show the following proposed accesses:

1. A 25-foot wide access easement connecting to Palomino Way. This road is designed in the proposed project with a rural residential cross-section. This cross-section allows an 8-foot trail on the north side, a 7.5-foot swale, and 27 feet of asphalt, with a 7.5-foot swale on the south side. The access through the SITLA property needs to be a dedicated right-of-way, including 39.5 feet, plus a ten-foot public utility easement for the dry utilities. Alternatively, the road in this section may be designed as a standard residential road with curb and gutter, park strip, and sidewalk/trail. If this is the case, a transition would have to occur at some point to tie in appropriately with the rural street cross-section.
2. A 38-foot half ROW on the south of the project, plus a 35-foot wide easement through the SITLA property. This road is a minor collector, with a total right-of-way width of 77 feet. This southern right-of-way will require 42.5-feet of right-of-way (includes 24 feet of asphalt, 2.5-feet curb and gutter, an 8-foot park strip, and an 8-foot trail). The plans should be modified to reflect this change. The access through SITLA's property must be a dedicated right-of-way, including the 42.5-feet plus a ten-foot public utility easement for dry utilities.



Trails

The trails that are located along Palomino Way and 5000 North will continue east to connect with the existing trail along Pony Express Parkway. These trails will provide the residents of this subdivision an opportunity to use the existing trail to access the area schools, City Hall, the library, and local parks by foot or bike. The trails in the project do not need to be meandering, but may be straight, with the appropriate 8-foot park strip.

Open Space

This is a Tier 1 Subdivision, which requires 4% improved open space for the project, or 1.65 acres of improved open space. Pocket parks and neighborhood parks are only required for projects with a lot size average of less than ½ acre. This project averages greater than 1 acre in size, and is instead required to dedicate park space for a community and/or regional park. The proposed plan includes 1.89 acres of open space to be dedicated to the City, including the retention basin (Parcels A and B), and also including a meandering trail. This open space is located on the east side of the project. The applicant will improve the parcels A & B which will be dedicated to the City.

A landscaping plan is required to be submitted for this project, and may be approved along with the final plat(s).

Utilities

The sewer for the project will connect to the current City sewer line which is located along the east side of Pony Express Pkwy, The applicant has reached an agreement with SITLA for access easements to the sewer line.

Recommended Motion

The following motion is provided for the benefit of the Planning Commission. It may be read as the motion or referenced when making a motion.

I move that the Planning Commission approve the Antelope Springs Preliminary Plat with the following conditions of approval (including any modifications or additions by the Commission):

- 1. No parking signs are posted on the side of the street where the fire hydrants are located.*
- 2. A public right-of-way must be dedicated to the City connecting 5000 North to Pony Express Parkway and Palomino Way to Pony Express Pkwy.*
- 3. Cul-de-sac minimum at the end of Clydesdale Dr must be 80 feet diameter.*
- 4. 8-foot wide asphalt trails must be connected to the Pony Express Parkway trail along both 5000 North and Palomino Way.*
- 5. Fire flow report submitted prior to building permits issued.*
- 6. Sewer lines need to be continued to the ends of the roadways.*
- 7. A landscaping plan must be reviewed for approval along with the final plat(s).*

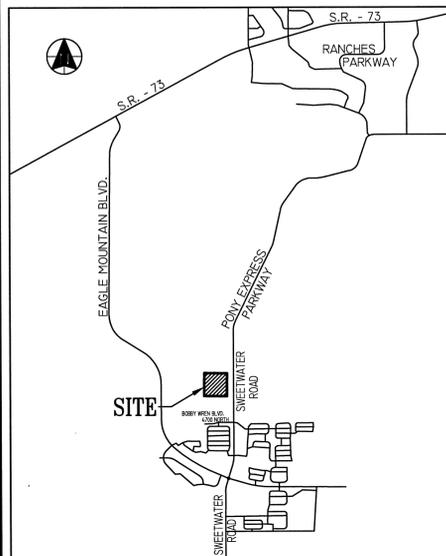
ATTACHMENTS:

- Proposed preliminary plans.

ANTELOPE SPRINGS SUBDIVISION

A RESIDENTIAL SUBDIVISION
 LOCATED IN THE SE QUARTER OF THE SW QUARTER OF
 SEC. 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PETERSON, JOHN & KATHLEEN
 59-033-0007



VICINITY SKETCH
 SCALE 1" = 5000'

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTH QUARTER CORNER OF SAID SECTION 1;

RUNNING THENCE N 89°22'04" W 1342.54 FEET; THENCE N 00°21'14" E 1336.90 FEET; THENCE S 89°23'57" E 1344.59 FEET; THENCE S 00°26'31" W 1337.63 FEET TO THE POINT OF BEGINNING.

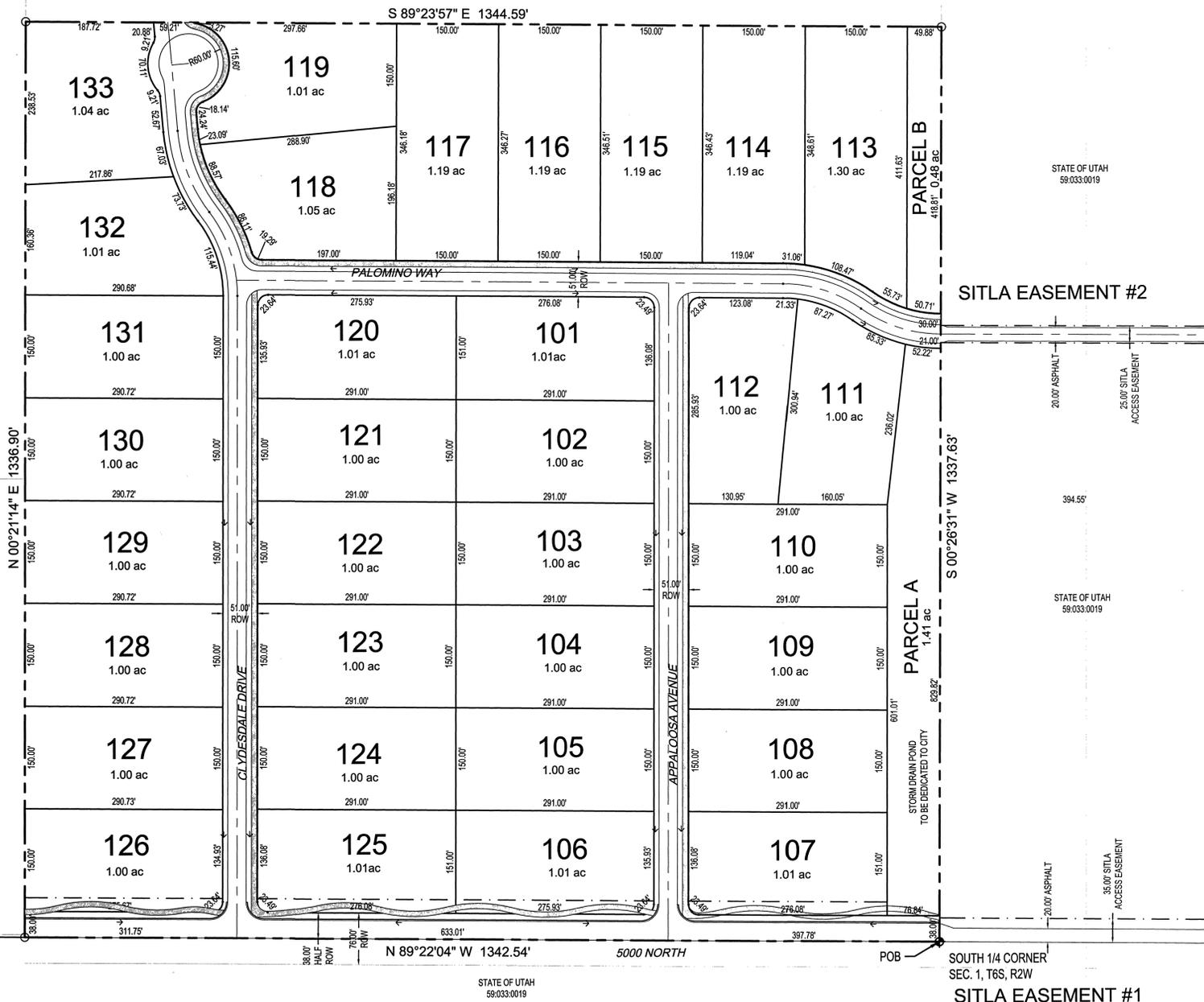
CONTAINS: 41.246 ACRES

TABULATIONS

TOTAL ACREAGE	41.25 AC
TOTAL ACREAGE IN LOTS	34.41 AC
TOTAL OPEN SPACE	1.89 AC
TOTAL ACREAGE IN STREETS	4.95 AC
AVERAGE LOT SIZE	1.043 AC, 45,421 SF
LARGEST LOT SIZE	1.30 AC
SMALLEST LOT SIZE	1.00 AC
OVERALL DENSITY	0.800 DU/AC
TOTAL # OF LOTS	33

SHEET INDEX

C1	PRELIMINARY PLAT
C2	UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	PHASING PLAN



MURDOCH, BETTY
 59-033-0002

SERMON, RANDALL & KATHLEEN
 59-033-0003

STATE OF UTAH
 59-033-0019

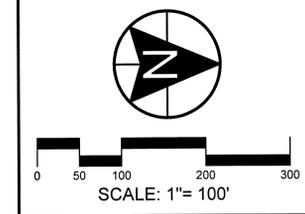
STATE OF UTAH
 59-033-0019

STATE OF UTAH
 59-033-0019

DEVELOPMENT

ANTELOPE SPRINGS SUBDIVISION

EAGLE MOUNTAIN, UTAH



berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
 Highland UT, 84003
 office (801) 492-1277
 cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	6/9/14

PROJECT

ANTELOPE SPRINGS SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

JULY 8, 2014

Project: **Porter's Crossing Town Center Master Development Plan Amendment & General Plan Amendment**

Applicant: Trevor Hull / SK Hart

Request: Master Development Plan Amendment & General Plan Amendment

Type of Action: Master Development Plan Amendment -- Public Hearing, Recommendation to the City Council
General Plan Amendment – Public Hearing, Recommendation to the City Council

Update

This project was continued from the May 13, May 27 and June 24 meetings, along with the public hearing. The applicant has submitted revised plans to address the Commission's concerns.

Changes:

- Area 2 – The Code 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. The applicant has reduced Area 2 to comply with the Code with no more than 180 units, or a density of 21.7 units/acre.
- Area 3 – This area is designated for single family attached housing, or townhomes. The applicant has reduced the total unit count by two for a total of 223. The applicant has also agreed to provide language in the master development agreement to ensure product variety. Additionally, the applicant has address concerns regarding a buffer around the wash by piping the wash. The applicant may need to reduce the total unit count in the future to accommodate a mixture of product types, larger streets, more parking areas and amenities.
- Area 4: The applicant is proposing to pipe the wash throughout the project. Thus, the entire area can be improved as useable open space.
- Area 5: The applicant has combined the previously designated Areas 5, 6 and 7 as Area 5; all of these areas were designated for single family detached, and remain so in the combined Area 5. The wash buffer is no longer a concern as the wash will be piped through this section. The applicant has also agreed to revise the lots in the southern part of Area 5 to meet the City standard of 55' minimum lot frontage. This revision, when completed, will reduce the overall number of lots in the combined Area 5. The applicant has removed four lots from the area previously designated as Area 6 due to non-buildable slopes. A stub road to future development in Saratoga Springs has been added to meet the second access requirement according to fire code. The previously designated Area 7 continues to be designated as Single Family Detached but is now delineated by hash marks. The hash marks denote that the area may become community space area with possible uses including: a recreation center, city/utility offices, charter school, library and other similar uses approved by the City.

- Area 10: The applicant has demonstrated that there are no easements running through this area, and has also reduced the unit count by two to a total of nine units. The triangular shape of the area dictated that only 9 single family detached lots would actually fit.
- Area 13: The applicant has reduced the total number of lots from 66 to 61 to meet the City's road standards. The designation is still Condensed Family Cluster.
- Area 14: The applicant has revised the area to include more improved open space to the north, effectively looping the trail system from the power line corridor into the center of the project. The applicant is also aware of the 100' foot wash buffer requirement and has reduced the amount of lots by five to a total of 53 lots.
- Area 15: The applicant has delineated the areas that will remain natural open space around the wash and the adjacent improved open space.
- Open Space: The applicant has provided a revised Open Space Plan that shows both improved and natural open space. The applicant is required to provide 14.56 acres of open space and has met this requirement by providing 19 acres. In addition, the open space plan also shows 10.5 acres of natural open space.

General Plan Amendment:

The 31.09 acre area 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. Amending the General Plan will accurately reflect 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.

MIXED USE: RESIDENTIAL- This category will allow a mix of residential densities and small-scale commercial such as restaurants, retail shops, professional services and entertainment. The Planning Commission will recommend and the City Council may approve the commercial uses that are deemed appropriate for this category.

Recommended Motions

Staff is recommending approval of the General Plan Amendment changing 31.09 acres designated as 'Mixed Use Commercial' to 'Mixed use 'Residential.'

Staff is recommending approval of the Porter's Crossing Town Center Master Development Plan Amendment with the following conditions:

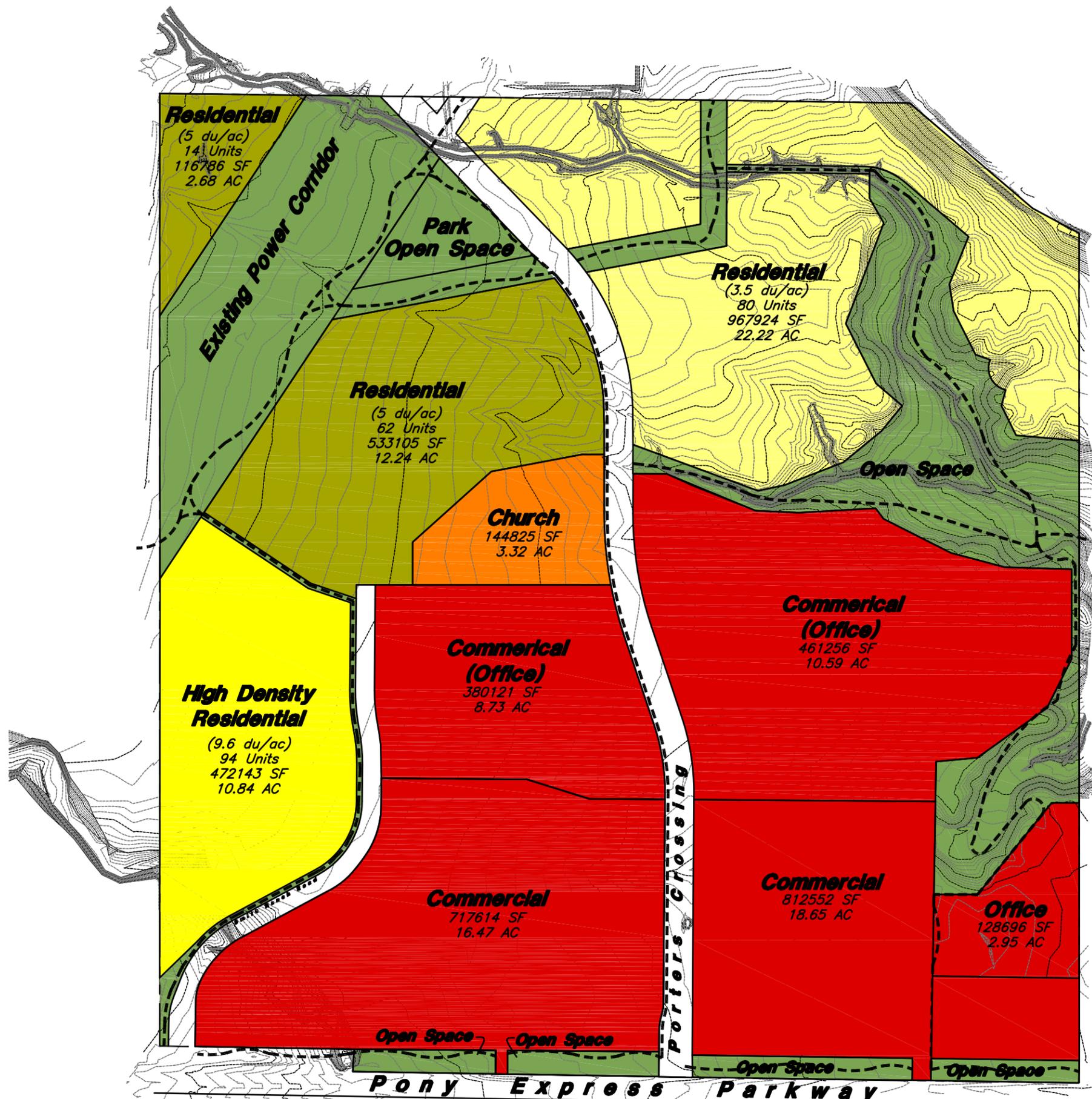
1. A detailed parks/landscaping plan be required to return to the Planning Commission for a recommendation prior to approval of the master development agreement by the City Council. This plan must include the proposed amenities, trails, trees, and equipment required to meet the point values found in *Table 16.35.130(c) Pocket and Neighborhood Park Elements*.
2. The Master Development Agreement includes language requiring that Area 3 provides a variety of housing products.
3. The cul-de-sac and stub road in Area 5 must be approved by the Fire Marshall.
4. Revise Area 5 lot numbers to reflect 55' minimum frontage standard.
5. The hash-marked space in Area 5 remains reserved for future community uses approved by the City.
6. The bonus density requirements must be detailed in the master development agreement.
7. The traffic study requirements must be met and detailed in the master development agreement.
8. The wash must either be piped or a 100-foot buffer from the top of the bank must be shown on the plans.
9. This approval is contingent upon a general plan amendment being approved to allow for these land uses.

Attachments

Existing Land Use Plan
Proposed Land Use Map
Proposed Open Space Plan
Proposed Land Use Table

Land Use Plan

Porters Crossing Town Center

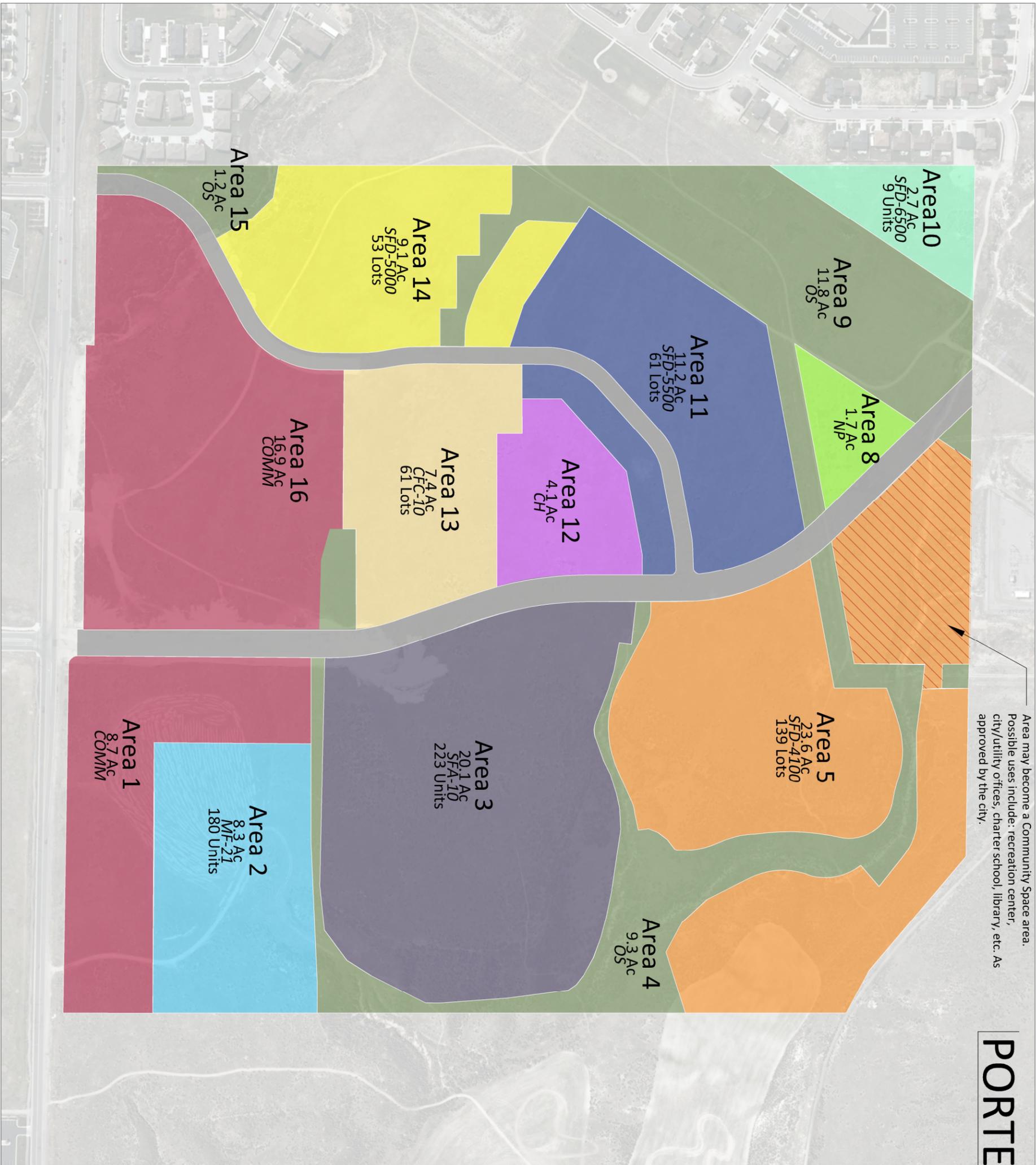


- Residential (3.5 du/ac)
- Residential (5 du/ac)
- Residential (9.6 du/ac)
- Commercial
- Church
- Open Space
- Proposed Trails

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



Area may become a Community Space area.
Possible uses include: recreation center, city/utility offices, charter school, library, etc. As approved by the city.

PORTER'S CROSSING

July 02, 2014

LEGEND

- COMM- Commercial
- MF- Multi-Family Residential
- SFA- Single Family Attached (Townhome)
- SFD- Single Family Detached - Avg. 4,100 sq ft
- Single Family Detached - 5,000 sq ft
- Single Family Detached - 5,500 sq ft
- Single Family Detached - 6,500 sq ft
- NP- Neighborhood Park
- OS- Open Space
- CH- Church
- CFC- Condensed Family Cluster



NO.	REVISIONS

DRAWN BY: **SK**
 DESIGN BY: _____
 CHECKED BY: _____
 DATE: **05/28/14**

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



231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
 Planning Engineering Surveying
 PH: 801.487.8040 FX: 801.487.8668

PRELIMINARY
PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

FILENAME: T:\SK\HKS\HMKM\Porter Crossing\Design\Basespace_003.dwg
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OPEN SPACE PLAN

*Required Improved Open Space needed is minimum 8% of the space used for residential land use.

-  IMPROVED OPEN SPACE
-  NATURAL OPEN SPACE

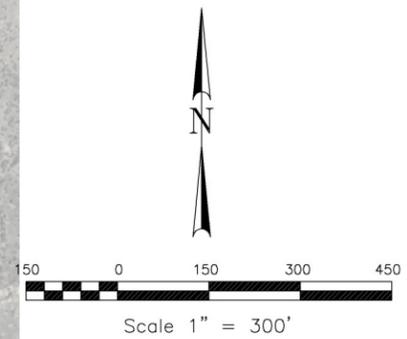
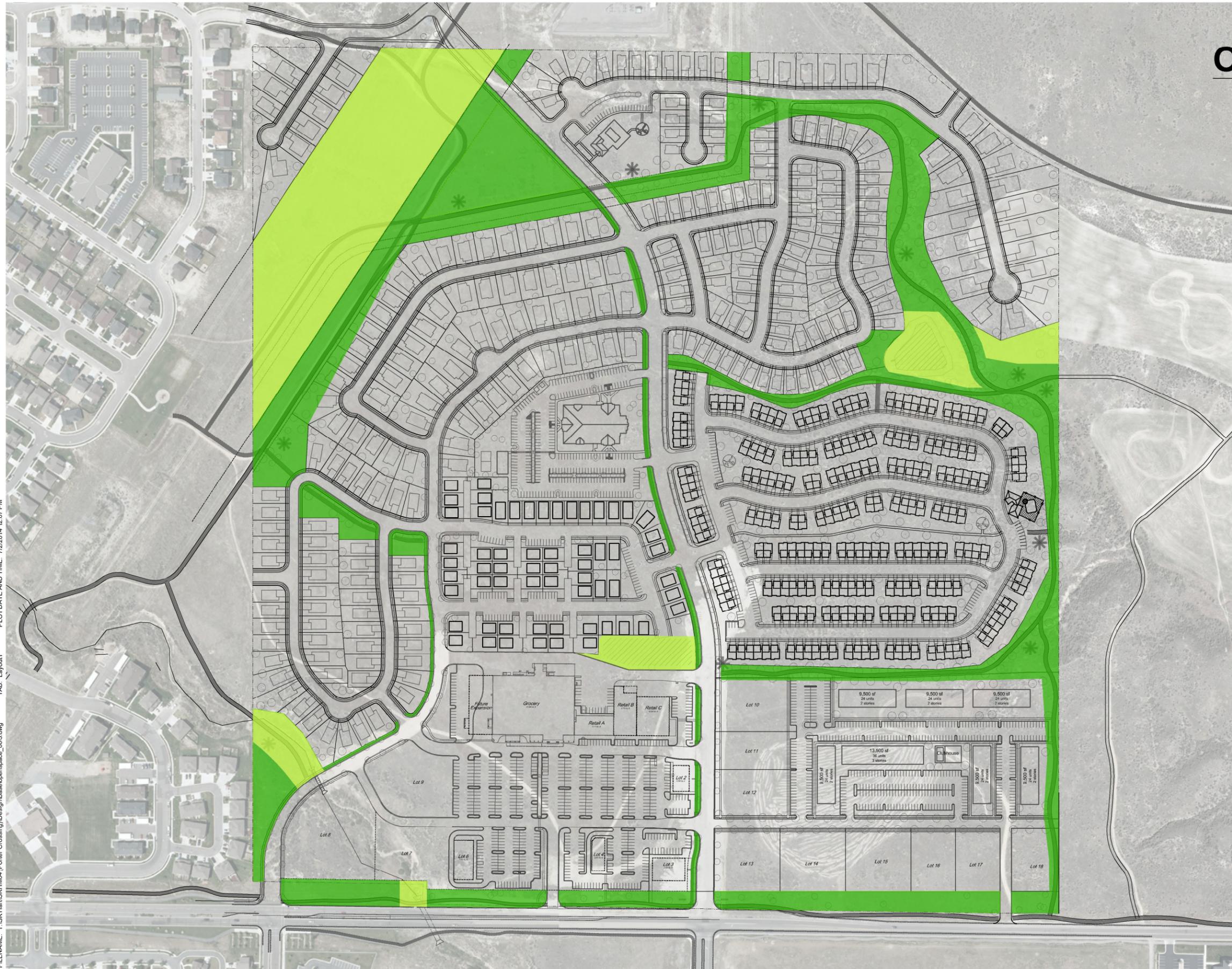
TOTAL AREA	143.9 AC
RESIDENTIAL	90.2 AC
TOTAL OPEN SPACE	29.5 AC

REQUIRED

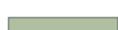
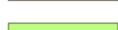
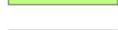
TIER I & II	(8%)	0.22 AC
TIER III & IV	(8% + 10%)	14.34 AC
TOTAL REQUIRED IMPROVED OPEN SPACE		14.56 AC

PROVIDED

IMPROVED OPEN SPACE	19.0 AC
NATURAL OPEN SPACE	10.5 AC



LAND USE TABLE

<u>PLANNING AREA</u>	<u>SF</u>	<u>ACRES</u>		<u>LAND USE</u>	<u>OPEN SPACE</u>	<u>DENSITY (DU/ACRE)</u>	<u>LOTS/UNITS</u>
1	377,150.89	8.7		COMM	Commercial		
2	363,507.09	8.3		MF-21	Multi-Family Residential- 21	21.7	180.0
3	873,498.25	20.1		SFA-10	Townhomes	11.1	223.0
4	405,572.20	9.3		OS	Open Space	9.3	
5	1,026,928.18	23.6		SFD-4100	Single Family Detached- 4100	5.9	139.0
8	74,361.68	1.7		NP	Neighborhood Park	1.7	
9	511,916.22	11.8		OS	Open Space	11.8	
10	116,930.10	2.7		SFD-6500	Single Family Detached- 6000	3.3	9.0
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	8.2	61.0
14	397,966.61	9.1		SFD-5000	Single Family Detached- 5000	5.8	53.0
15	51,949.17	1.2		OS	Open Space	1.2	
16	734,028.89	16.9		COMM	Commercial		
SUBTOTAL	5,920,004.41	136.1				24.0	726.0
Streets	339,247.49	7.8					
TOTAL	6,259,251.90	143.9				24.0	726.0

PRELIMINARY
PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
 Planning Engineering Surveying
 PH: 801-487-8040 FX: 801-487-8668



CLIENT: _____
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DO NOT SCALE THE DRAWING. DRAWING IS REDUCED IF LESS THAN 22" x 34" DIMENSIONS AND NOTES TAKE PRECEDENCE

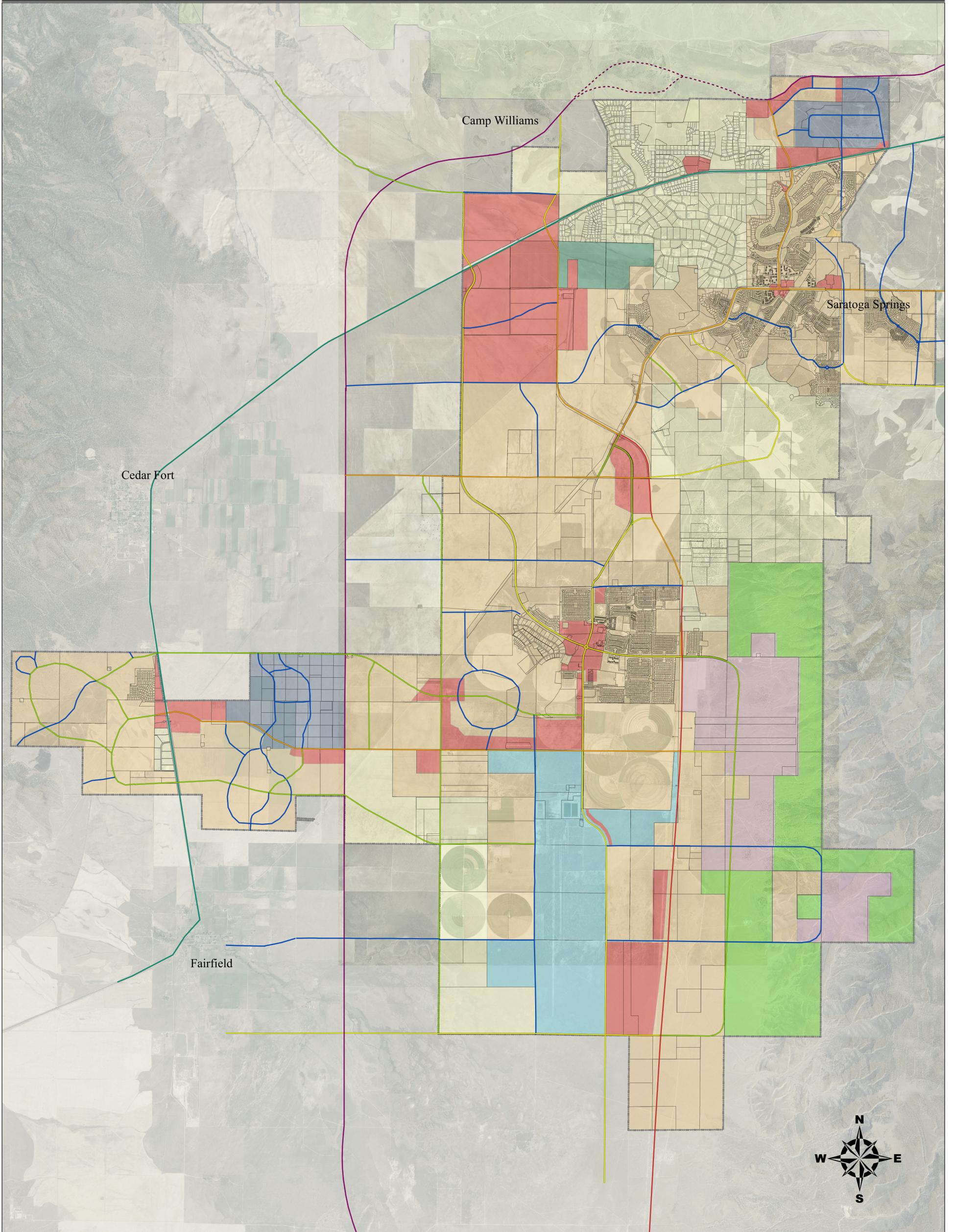
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 DESIGN BY: _____
 CHECKED BY: _____
 DATE: 05/28/14

REVISIONS

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Eagle Mountain City-Future Land Use and Transportation Corridors

General Plan Map 2
July 19, 2011



Transportation Corridors

- Freeway
- Highway
- Major Arterial (7 lanes)
- Major Arterial (5 lanes)
- Minor Arterial (5 lanes)
- Major Collector (3 lanes)
- Minor Collector (2 lanes)
- - - Alt Proposed Freeway

Land Use

- | | |
|---|---|
| ■ Agricultural Protected | ■ Industrial |
| ■ Agriculture | ■ Mixed Use Commercial |
| ■ Airport | ■ Mixed Use Residential |
| ■ Commercial /Residential | ■ Rural Residential |
| ■ Commercial Storage | |



**EAGLE
MOUNTAIN**

Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to the Eagle Mountain Planning Office.

Contact Eagle Mountain City
Planning/GIS Department
801-789-6615
Date Produced: July 19, 2011