

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, NOVEMBER 11, 2014 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 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. October 28, 2014
4. Development Items
  - A. Gateway Park – Public Hearing, Action Item A proposal for a rezone, preliminary plat, and master site plan for Gateway Park, located northwest of SR73 and Mt. Airey Drive. The rezone changes the Commercial zone to the Business Park zone and makes adjustments to the Commercial and Industrial zones. The preliminary plat includes one 7.06-acre storage unit lot, three industrial lots totaling 9.9 acres, eight commercial lots totaling 10.72 acres, and an 8.29-acre UDOT preservation parcel for future expansion of SR73. The master site plan depicts a possible layout of each business park and commercial storage lot, with the understanding that each lot will require a specific site plan approval in the future.
  - B. Sunset Flats Concept Plan – Discussion Item The Sunset Flats Concept Plan is located to the east of Pony Express Parkway and to the north of Bobby Wren Boulevard in City Center. The concept plan is on 225.34 acres and includes 395 single-family units and 338 multi-family units. The applicant is proposing 32.71 acres of open space, which is 14.5% of the project. Concept plans are not to receive action by motion, but commissioners give the applicant useful feedback.
5. Discussion Items
  - A. General Plan Update
6. Next Scheduled Meeting: November 25
7. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, OCTOBER 28, 2014 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Present: John Linton, Wendy Komoroski, Preston Dean, and Matthew Everett. Absent: Miriam Allred

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

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. September 23, 2014

**MOTION:**

*Preston Dean moved to approve the September 23, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. Wendy Komoroksi abstained. The Motion passed with 3 ayes and 1 abstention.*

4. Development Items

A. Hidden Hollow Phase A Plat 1 Preliminary Plat – Public Hearing, Action Item The project is located south of Pony Express Parkway and to the west and north of Hidden Hollow Elementary School. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq. ft.

Mike Hadley explained that the applicant has redesigned the project since the acquisition of a school site within the original project. The current application is for 34 lots with a density of 3.07 lots per acre and an average lot size of 8,542 sq. ft. With this new design for the Hidden Hollow subdivision the applicant is required to provide .53 ac of improved open space/park. Since this subdivision plat has no real useable park space available the applicant has proposed to improve the area along Pony Express Pkwy that is along the Hidden Hollow Elementary school. A final approved landscape plan will need to be submitted before the final plat can be recorded. Staff is also recommending that the improvements along Pony Express Pkwy are installed at the same time as the infrastructure for the subdivision is installed. The developer will also need to provide a hillside drainage plan for runoff that will need to be approved by the City Engineer.

*Commissioner Linton opened the public hearing at 6:06 p.m.*

Ryan Bybee, applicant, explained that there is no agreement between the City and the school district to improve the strip of land in front of the school. The developer felt that it would be worth their

1 money to improve the strip of land. He explained that it's an entrance to a bigger development. He  
2 also stated that he was fine with the three conditions.

3  
4 Commissioner Linton closed the public hearing at 6:08 p.m.

5  
6 **MOTION:** *Preston Dean moved to recommend approval to the City Council of the*  
7 *Hidden Hollow Phase A Plat 1 Preliminary Plat with the following*  
8 *conditions:*

- 9 *1. Provide hillside storm drain plan for runoff that is reviewed and*  
10 *approved by the City Engineer.*  
11 *2. A final landscape plan approved by City Parks Director and Planning*  
12 *Department.*  
13 *3. A project monument sign is added to the plan as required by City*  
14 *Code.*

15 *Matthew Everett seconded the motion. Those voting aye: Preston Dean,*  
16 *Wendy Komoroksi, John Linton and Matthew Everett. The motion passed*  
17 *with a unanimous vote.*

18  
19 5. Discussion Items

20  
21 Steve Mumford asked how the Commissioner felt about food trucks and/or an event with food trucks.  
22 Commissioners felt that the event should be on commercial property.

23  
24 A. General Plan Update

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26 Commissioners and staff reviewed and updated the General Plan Map.

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28 B. Development Code Amendments

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30 6. Next Scheduled Meeting: November 11

31  
32 7. Adjournment

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34 The meeting was adjourned at 7:37 p.m.

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36 APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 2014.

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38  
39  
40 \_\_\_\_\_  
41 Steve Mumford, Planning Director



**EAGLE MOUNTAIN CITY**  
Planning Commission Staff Report

**NOVEMBER 11, 2014**

*Project:* **Gateway Park**  
*Applicant:* Scot Hazard  
*Request:* (1) Rezone areas of the property to Business Park and Commercial Storage  
(2) Master Site Plan  
(3) Preliminary Plat  
*Type of Action:* Public Hearing; Recommendations to the City Council

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**Location**

The proposed Eagle Mountain Business Park is located northwest of SR73 and Mt. Airey Drive. The properties have been referred to in the past as Talon Cove and the Smith Sisters properties.

**Background**

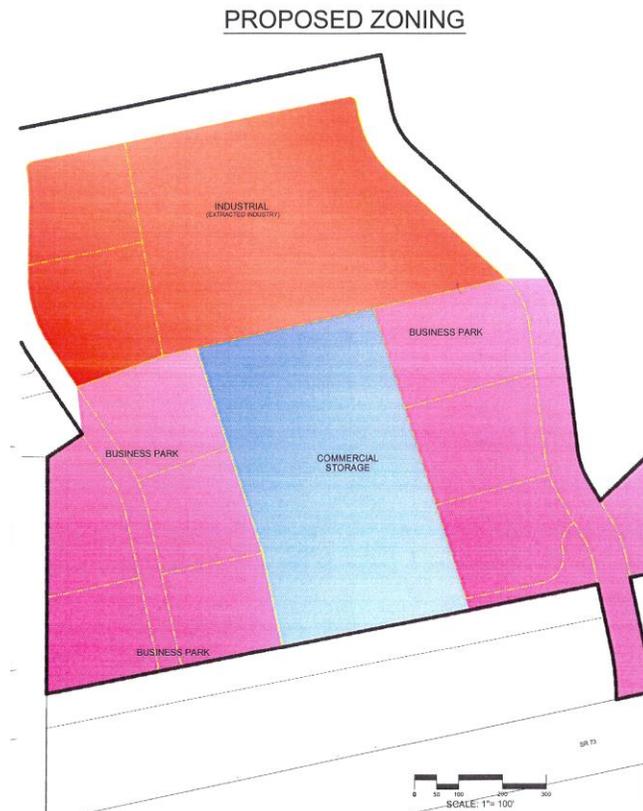
These properties were rezoned in 2013 from Industrial to Commercial Storage and Commercial in preparation for a storage unit development and commercial warehouse/office development. A preliminary plat was submitted in late 2013 and was tabled by the Planning Commission in January 2014 at the request of the applicant in order to work out the future of SR73 with UDOT, MAG, and the City.

Mountainland Association of Governments has now approved money for UDOT to purchase of a portion of this property for future ROW expansion. UDOT is also considering approval of additional funds in October for more ROW purchase. The agreed-upon property for ROW expansion is designated on the proposed plans. With the ROW now defined, the applicant is moving forward with plans for development.

The Planning Commission recommended approval on September 23, and the project was removed from a City Council agenda due to desired changes by the developer. The project has been revised since then and has returned for the Commission's review.

**Proposal**

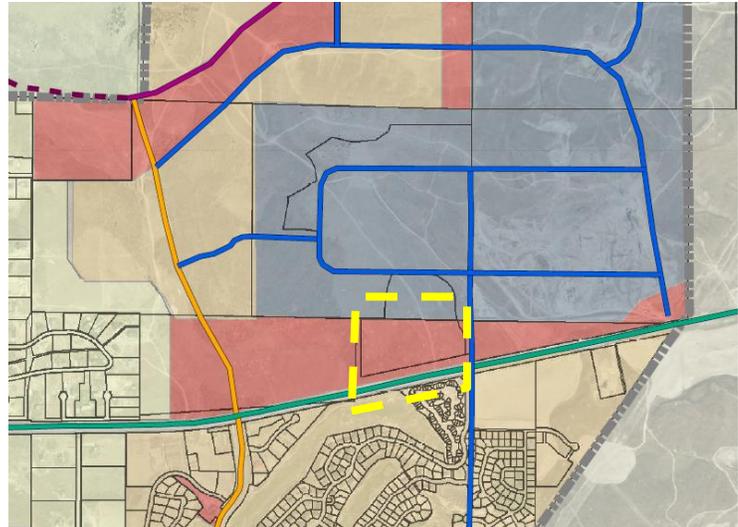
The proposed project was modified to include a large 7-acre lot, to connect the planned roads, to remove multi-family parcels, and to change the zoning to Business Park instead of Commercial. This zone allows for the planned office warehouse buildings.



The proposed rezone includes the following changes:

- 11.13 Acres Business Park
- 7.06 Acres Commercial Storage
- 9.9 Acres Industrial

The City's current Future Land Use and Transportation Corridors Map (Map 2 of the General Plan) is displayed here, with the properties under rezone consideration outlined in the dashed yellow line.



### ***Surrounding Zoning***

These properties are bordered on the south by SR73, on the west by vacant commercial and Industrial property and on the east by agricultural and industrial land.

### ***Business Park Zone***

The purpose of the business park zone is to provide for professional offices, research and development uses, retail or commercial businesses, light manufacturing and assembly, and multifamily development in an attractive mixed-use environment that provides community and regional business opportunities.

### ***Commercial Storage Zone***

The purpose of the commercial storage zone is to provide for nonretail commercial sites for storage of vehicle, equipment, and inventory, and associated offices.

### ***Rezoning Criteria for Approval***

The rezoning of property does not require the Planning Commission or the City Council to take action based upon findings of facts. Rezoning proposals are evaluated using the following criteria:

- A. Compliance with Future Land Use Plan. As discussed earlier in this report, the City's Future Land Use Plan designated this area as Mixed Use Commercial and Industrial. This proposal complies with that plan.
- B. Compatibility Determination. The zoning must be reasonably compatible with adjacent land uses. Since the area proposed for business park and commercial storage zoning is surrounded by industrial land, and is adjacent to Highway 73, we suggest that this proposed zoning is compatible with adjacent land uses.
- C. Buffering of Incompatible Uses. The Commercial Storage Zone would be surrounded by business and industrial uses, very similar to what you see in neighboring communities, including the storage unit facility in Saratoga Springs (north of Walmart). Since storage units are not always the most attractive uses, nor neighbors, the commercial land provides an excellent buffer to this use.

### ***Master Site Plan & Preliminary Plat***

The preliminary plat contains the following breakdown:

- 1 commercial storage lot (7.06 acres)
- 8 business park lots (11.13 acres)
- 1 detention pond parcel (0.41 acres)
- 2 parcels being preserved for UDOT right-of-way (8.29 acres)
- Mt. Airey Drive – a minor collector road

- Brad's Blue Spruce – a minor collector road
- Talons Drive – a local 51-foot wide road

UDOT is planning to expand SR73 (aka Cory Wride Memorial Highway) in the next 10 years to become a freeway, similar to the eventual build out of 2100 North in Lehi, with freeway in the middle and 2-lane one-way frontage roads along each side. Lots 109 and 110 contain notes on the preliminary plat that state "Requires frontage road." According to the Fire Marshal, all of the western lots (lots 105-111) will require a second access to Ranches Parkway, the constructed UDOT frontage road, or SR73.

A conceptual master site plan has been submitted showing a potential layout of the buildings and parking since this specific use is different than standard retail or office, there may be a need to consider some alternative parking arrangements. The buildings and lots, for instance, could be redesigned to contain parking on the sides of the buildings rather than the front. This would likely result a different number of buildings than proposed. If you feel inclined to approve the proposed conceptual master site plan with the parking between the street and the buildings, then it should be clear that the landscaping treatments in this area should be fairly extensive, with shrubs and berms for headlight screening, trees, etc. You should also consider amending the City Code Chapter 17.72 Multi-Family and Commercial Design Standards to address office-warehouse uses.

An individual site plan approval is required for every lot in this development prior to development. Some uses will require a conditional use permit as well. Final plats are required as well.

This plat will not require parks or improved open space. No landscaping plan was submitted with this application, as each site will provide a landscape plan with a site plan application.

The utilities have been reviewed by the City Engineer. Water modeling is required for this project. The project must comply with any determinations from the water model, whether it means upsizing water lines, building a water tank, or some other solution. Utility plans will have to be finalized with final plat applications.

### **Concerns**

- Storage Unit Access. The access for the storage units is awkward, putting trucks in conflict with parking for lot 101. While it is located away from the main intersection, it provides an awkward entrance.
- Truck Access. The gravel pit trucks will be accessing this roadway at the place designated on the proposed plan. This provides potential conflicts with business traffic. The access is improved from the original plan, but still provides some concern.
- The layouts of the buildings and parking are conceptual only, and do not comply with the commercial design standards. These will have to be evaluated with each individual site plan.
- Any dead-end road beyond 750 feet requires special Fire Marshal approval or a second access.
- The natural drainage patterns of the property must be handled appropriately to the satisfaction of the City Engineer.

### **Staff Recommendation**

In our opinion the proposed rezone meets the rezone criteria for approval, so we recommend that the Planning Commission recommend approval of the application to the City Council. The Commission can either approve, deny, or table this application.

### **Recommended Motions**

The following motions are provided for the benefit of the Planning Commission. They may be read as the motions or referenced when making motions.

*I move that the Planning Commission recommend approval to the City Council of the Gateway Park Rezone application.*

*I move that the Planning Commission recommend approval to the City Council of the Gateway Park Master Site Plan application with the following conditions:*

- 1. Individual site plan approvals are required for each lot. Landscaping, architecture, parking and building layout will be reviewed at that time.*

*I move that the Planning Commission recommend approval to the City Council of the Gateway Park Preliminary Plat application with the following conditions:*

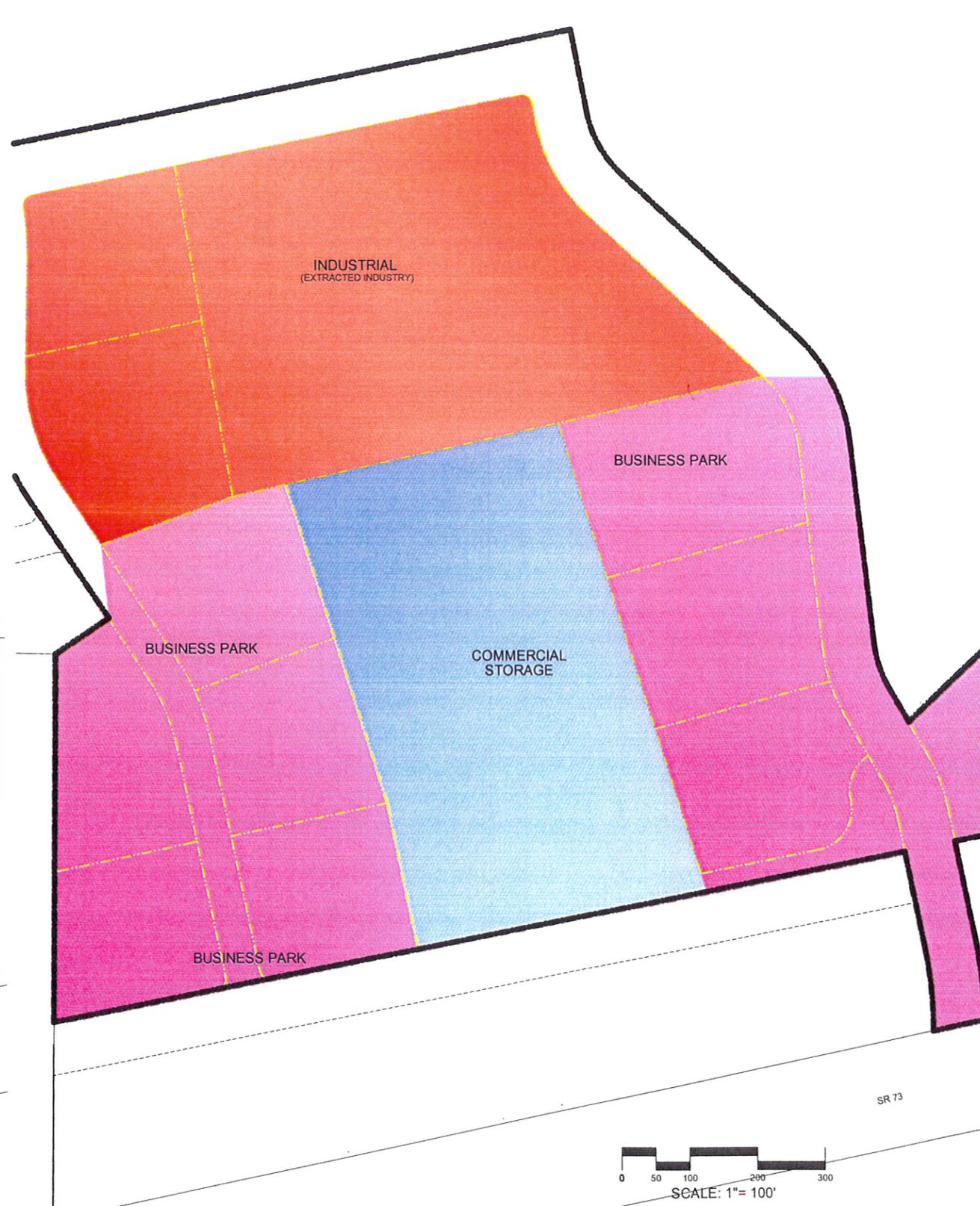
- 1. Developer must provide a water model for the project and must comply with any requirements as a result of the water model.*
- 2. A second access is required for construction or permits for lots 105-111.*
- 3. Storm drain calculations and plan must be approved by the City Engineer.*
- 4. Provide access agreement with UDOT for utilities located within UDOT right-of-way or install utilities outside of UDOT right-of-way.*
- 5. All offsite sewer will need to be installed prior to construction of phase 1. Provide offsite sewer design with the first final plat.*
- 6. A detailed sign plan is required with the first site plan, including details for an entryway monument for the project. The entryway monument must be completed with the first final plat.*

# GATEWAY PARK

## EXISTING ZONING



## PROPOSED ZONING



DEVELOPMENT

**GATEWAY  
PARK**

DEVELOPER

**AUTUMN  
VALLEY  
LAND, LC**

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**CIVIL ENGINEERING**  
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT

**GATEWAY  
PARK**

DESCRIPTION

**PRELIMINARY PLANS**

SHEET NAME SHEET NUMBER

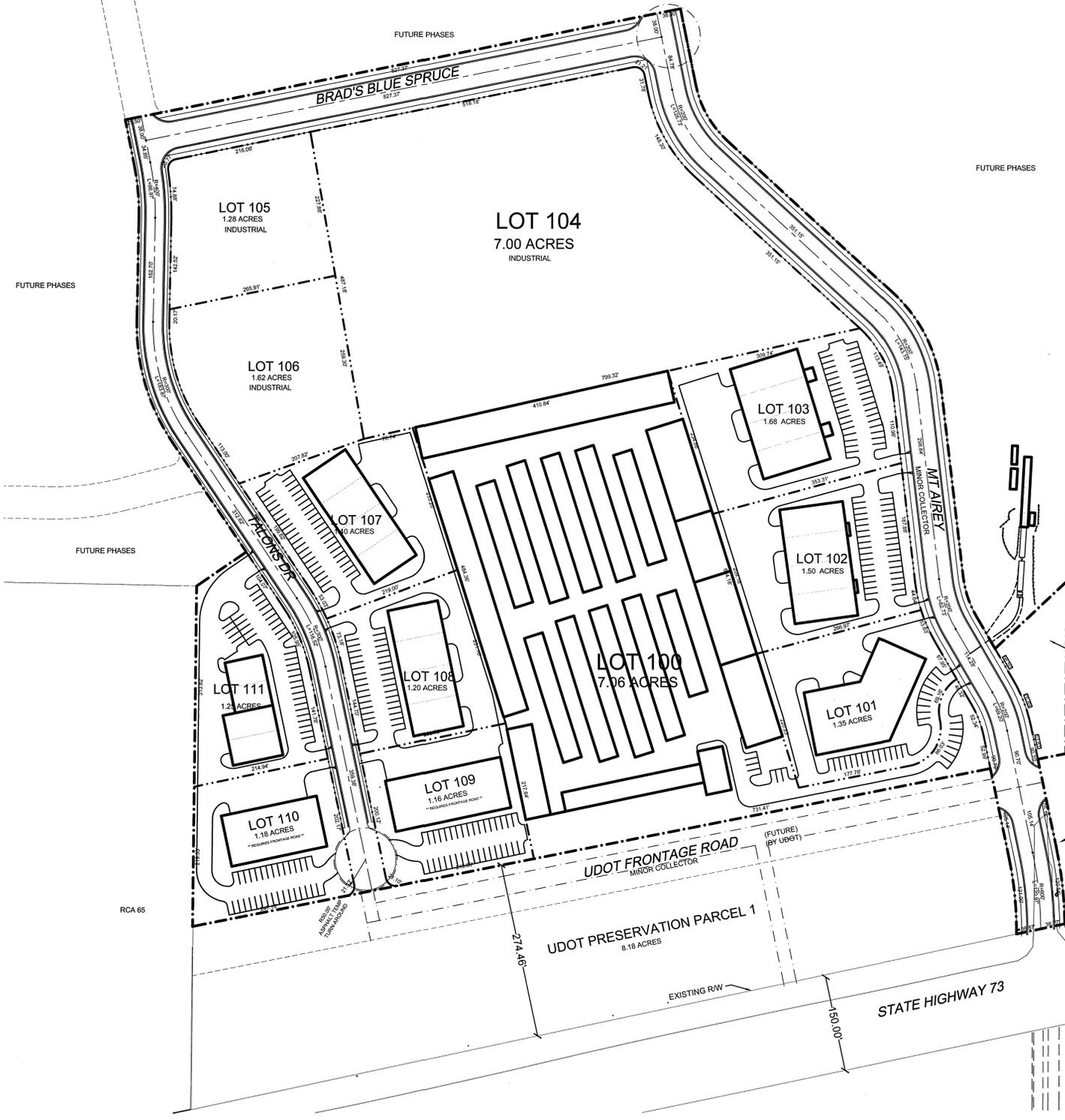
PRELIMINARY  
PLAT

**ZONE**

UT-001-001-001-001-001

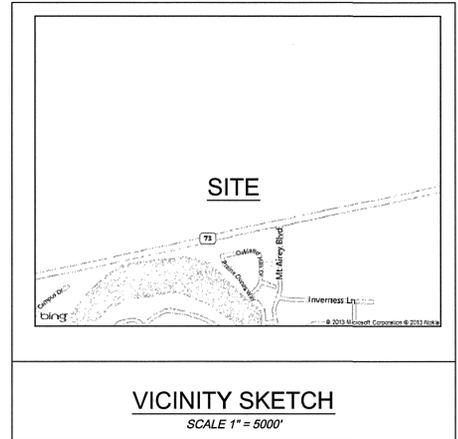
# GATEWAY PARK

<b>LOT 100</b>		= 145,778 SF = SELF-STORAGE
BUILDING SF TYPE		
REQUIRED PARKING		= TBD
PROVIDED PARKING		= 7 SPACES
LANDSCAPE %	0.72 AC	= 10%
<b>LOT 101</b>		= 18,906 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
6000 SF OFFICE 12906 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 31 SPACES
PROVIDED PARKING		= 31 SPACES
LANDSCAPE %	0.32 AC	= 24%
<b>LOT 102</b>		= 18,000 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
7500 SF OFFICE 10500 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 36 SPACES
PROVIDED PARKING		= 36 SPACES
LANDSCAPE %	0.34 AC	= 23%
<b>LOT 103</b>		= 19,800 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
8000 SF OFFICE 11800 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 38 SPACES
PROVIDED PARKING		= 38 SPACES
LANDSCAPE %	0.51 AC	= 30%
<b>LOT 107</b>		= 16,000 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
10000 SF OFFICE 6000 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 43 SPACES
PROVIDED PARKING		= 43 SPACES
LANDSCAPE %	0.32 AC	= 23%
<b>LOT 108</b>		= 16,000 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
7500 SF OFFICE 8500 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 35 SPACES
PROVIDED PARKING		= 35 SPACES
LANDSCAPE %	0.27 AC	= 23%
<b>LOT 109</b>		= 14,951 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
7750 SF OFFICE 7201 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 35 SPACES
PROVIDED PARKING		= 35 SPACES
LANDSCAPE %	0.31 AC	= 27%
<b>LOT 110</b>		= 12,398 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
7000 SF OFFICE 5398 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 31 SPACES
PROVIDED PARKING		= 31 SPACES
LANDSCAPE %	0.34 AC	= 29%
<b>LOT 111</b>		= 11,200 SF = OFFICE-WAREHOUSE
BUILDING SF TYPE		
9500 SF OFFICE 1700 SF WAREHOUSE		
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 39 SPACES
PROVIDED PARKING		= 39 SPACES
LANDSCAPE %	0.27 AC	= 21%



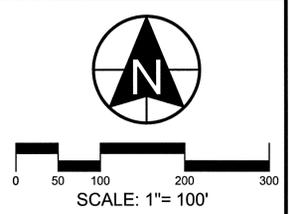
**MASTER SITE PLAN**

- SITE PLAN ON INDIVIDUAL LOTS SHALL MET ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- UDOT APPROVAL OF SR-73 IMPROVEMENTS ARE REQUIRED.



DEVELOPMENT  
**GATEWAY PARK**

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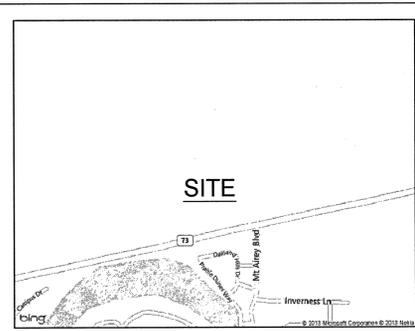
ACTION	DATE
PRELIMINARY PLAN	11/18/13

PROJECT  
**GATEWAY PARK**

DESCRIPTION  
**MASTER SITE PLAN**

SHEET NAME	SHEET NUMBER
MASTER SITE PLAN	<b>C0</b>

# GATEWAY PARK



VICINITY SKETCH  
SCALE 1" = 5000'

### BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING IN THE NE AND SE QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE EAST QUARTER CORNER OF SAID SECTION 17, RUNNING:

THENCE S 00°16'01" W 236.44 FEET ALONG THE SECTION LINE; THENCE S 78°51'16" W 45.01 FEET; THENCE S 11°45'52" E 142.03 FEET TO A POINT ALONG A CURVE. THENCE ALONG THE ARC OF 638.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.70 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°50'30" AND A CHORD 300°20'37" E 120.54 FEET); THENCE S 78°01'22" W 77.64 FEET TO A POINT ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF 562.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 121.23 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°21'34" AND A CHORD N05°35'05" W 121.00 FEET); THENCE N 11°45'52" E 142.85 FEET; THENCE S 78°51'16" W 127.58 FEET; THENCE N 00°41'47" E 333.35 FEET; THENCE N 65°58'52" E 94.40 FEET; THENCE N 34°04'08" W 208.55 FEET; THENCE ALONG THE ARC OF 325.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 199.50 FEET (CURVE HAVING A CENTRAL ANGLE OF 35°07'01" AND A CHORD N16°27'38" W 196.39 FEET); THENCE N 01°05'52" E 162.70 FEET; THENCE ALONG THE ARC OF 374.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.43 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°27'29" AND A CHORD N05°07'52" W 81.27 FEET); THENCE N 11°21'37" W 72.85 FEET; THENCE N 78°38'23" E 890.87 FEET; THENCE S 11°21'37" E 122.78 FEET; THENCE ALONG THE ARC OF 162.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 102.65 FEET (CURVE HAVING A CENTRAL ANGLE OF 36°18'19" AND A CHORD S29°30'46" E 100.94 FEET); THENCE S 47°39'56" E 351.15 FEET; THENCE ALONG THE ARC OF 238.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 170.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 41°00'30" AND A CHORD S27°09'41" E 166.73 FEET); THENCE S 06°39'26" E 298.84 FEET; THENCE ALONG THE ARC OF 162.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 67.01 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°41'58" AND A CHORD S18°30'26" E 66.53 FEET); THENCE S 30°21'25" E 57.78 FEET; THENCE N 46°59'20" E 153.92 FEET; THENCE S 00°13'48" W 33.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: 33.77 ACRES

### TABULATIONS

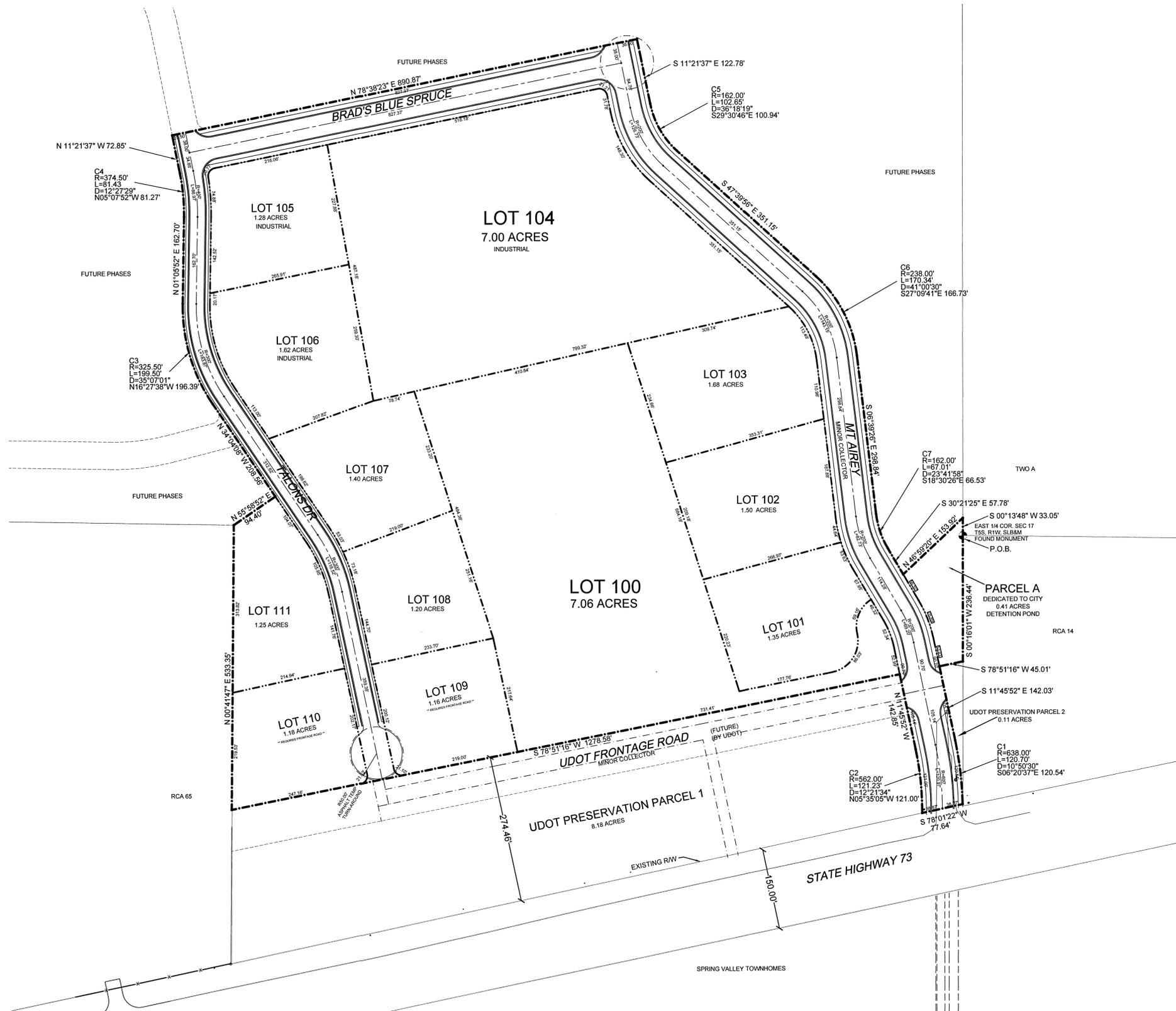
TOTAL ACREAGE	33.77 AC
TOTAL ACREAGE IN LOTS	27.68 AC
TOTAL ACREAGE IN STREETS	5.68 AC
TOTAL ACREAGE IN POND	0.41 AC
AVERAGE LOT SIZE	2.31 AC
LARGEST LOT SIZE	7.06 AC
SMALLEST LOT SIZE	1.16 AC
TOTAL # OF LOTS	12

### SHEET INDEX

C1	PRELIMINARY PLAT
C2A-C2B	UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	PHASING PLAN
C5	SIGNAGE

### PRELIMINARY NOTES:

1. THE FOLLOWING DEVELOPMENT STANDARDS SHALL APPLY TO THE COMMERCIAL ZONE: LANDSCAPING. ALL LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND ALL CITY ORDINANCES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THE CITY BUILDING OFFICIAL MAY APPROVE EXCEPTIONS AS SEASONAL CONDITIONS WARRANT. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL APPROVED LANDSCAPING IN ACCORDANCE WITH THE APPROVED SITE PLAN AND IN COMPLIANCE WITH THE CITY'S PARKING AND LANDSCAPING REQUIREMENTS.



DEVELOPMENT

## GATEWAY PARK

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT

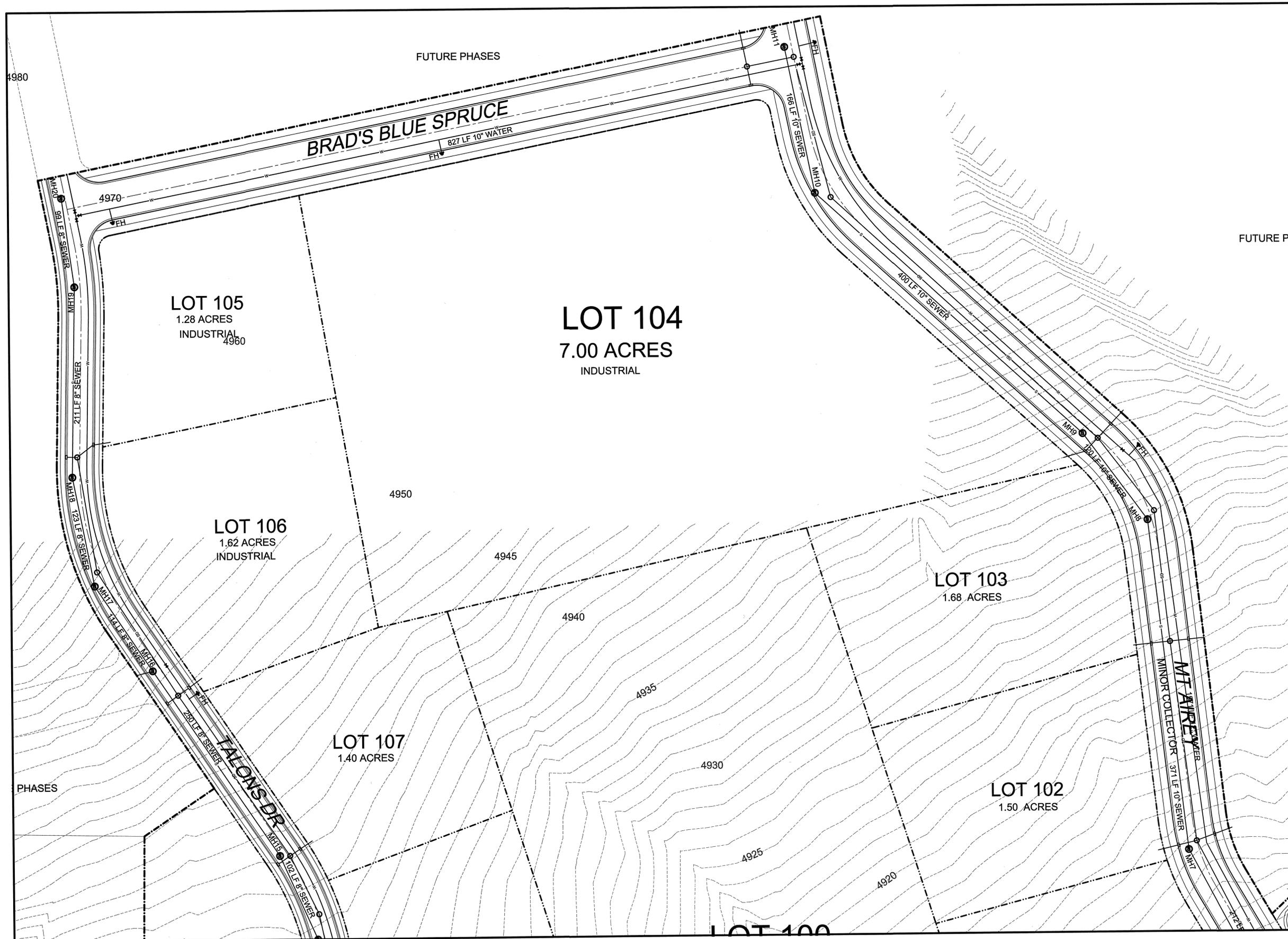
## GATEWAY PARK

DESCRIPTION

### PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

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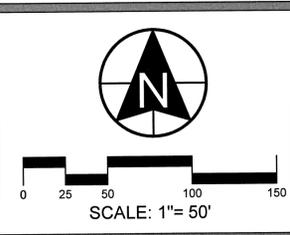
DEVELOPMENT

# GATEWAY PARK

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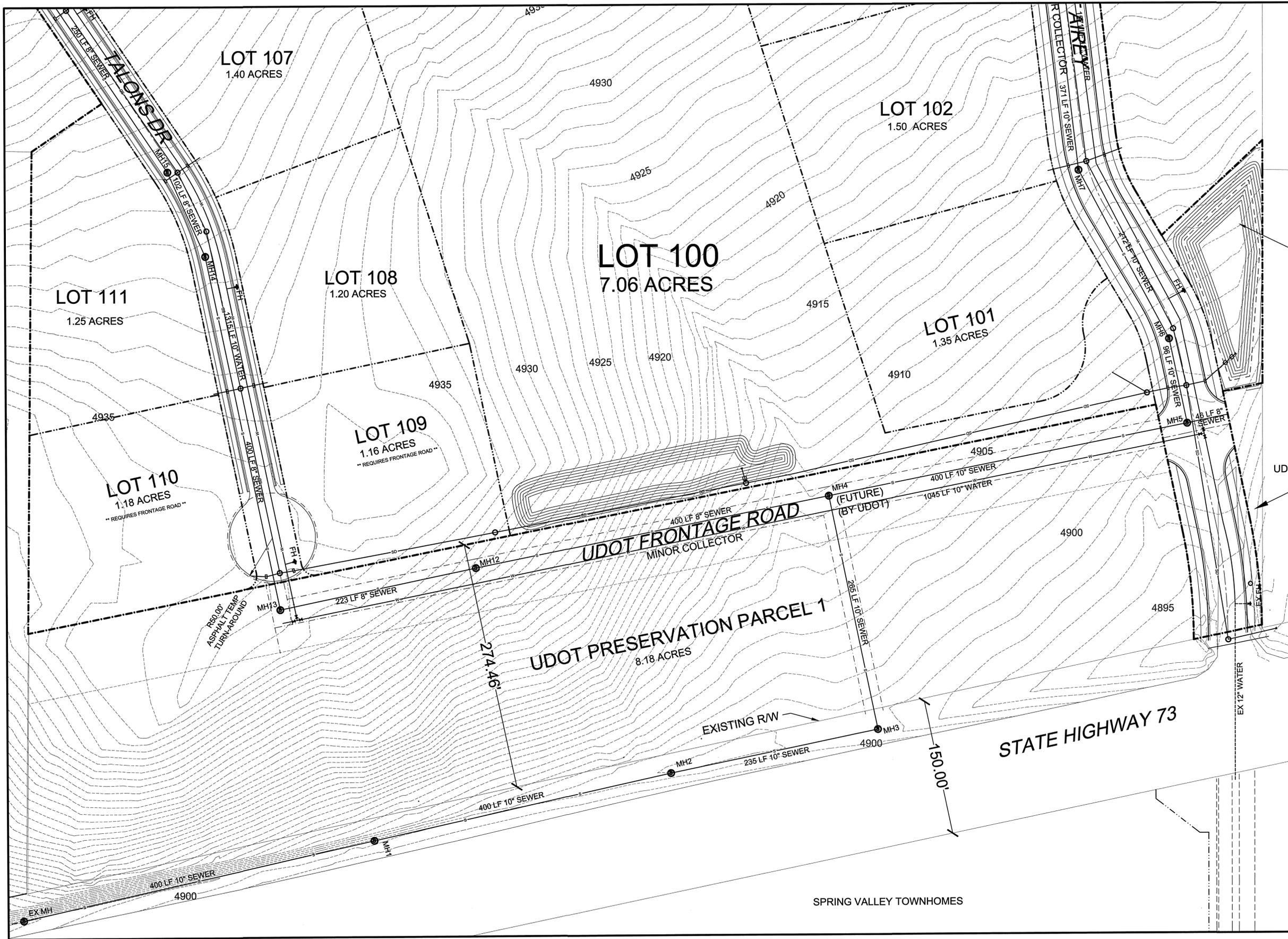
## PRELIMINARY PLANS

SHEET NAME

UTILITY (NORTH)

SHEET NUMBER

# C2A



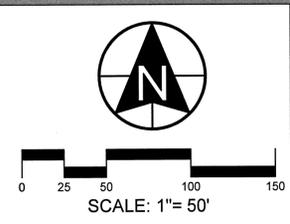
DEVELOPMENT

# GATEWAY PARK

DEVELOPER

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

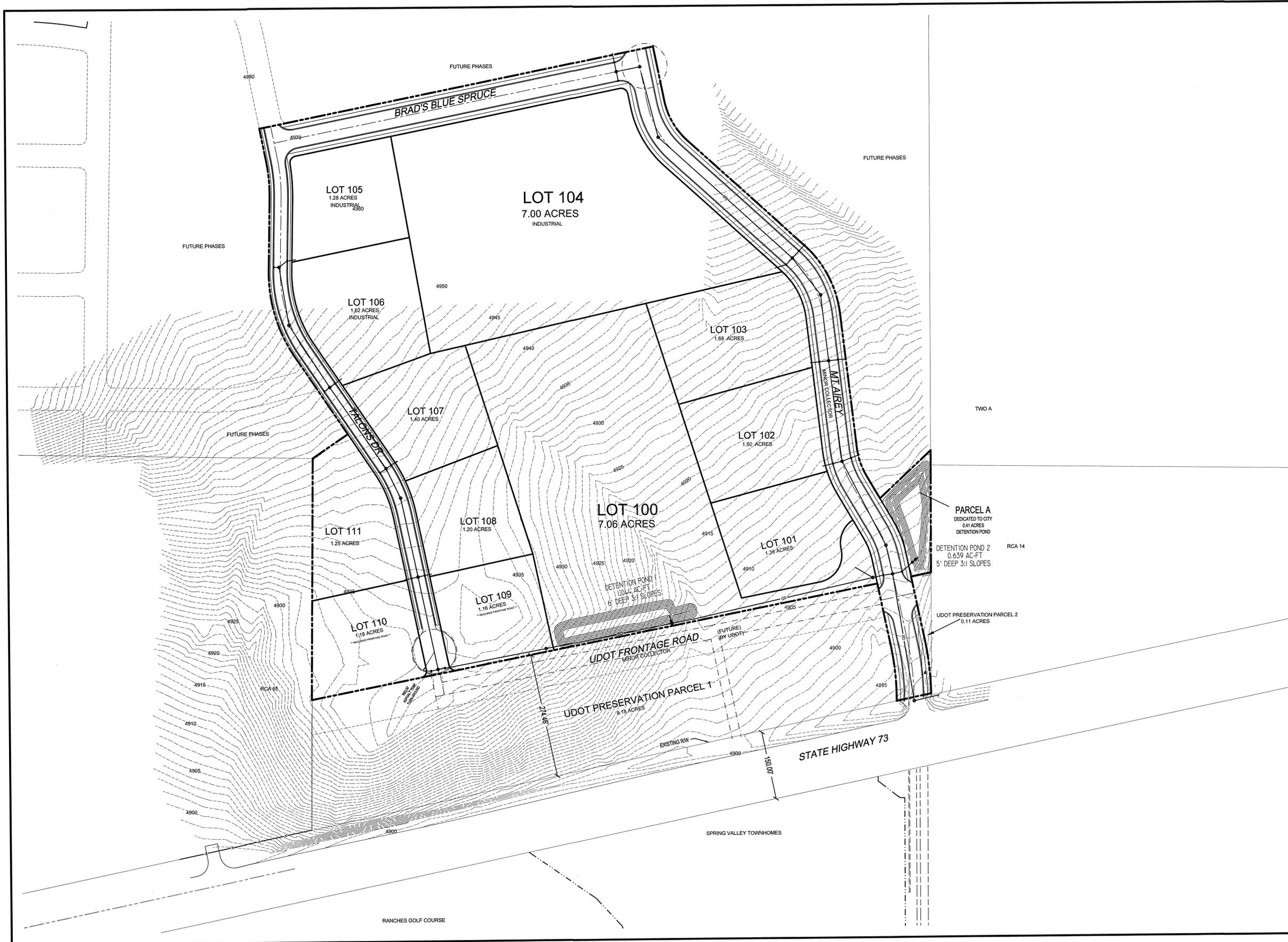
PROJECT

# GATEWAY PARK

DESCRIPTION

## PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY (SOUTH)	<b>C2B</b>



DEVELOPMENT

# GATEWAY PARK

---

DEVELOPER

## AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100  
Highland, UT 84003  
(801) 642-0119

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SCALE: 1"= 100'

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

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

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

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PROJECT

# GATEWAY PARK

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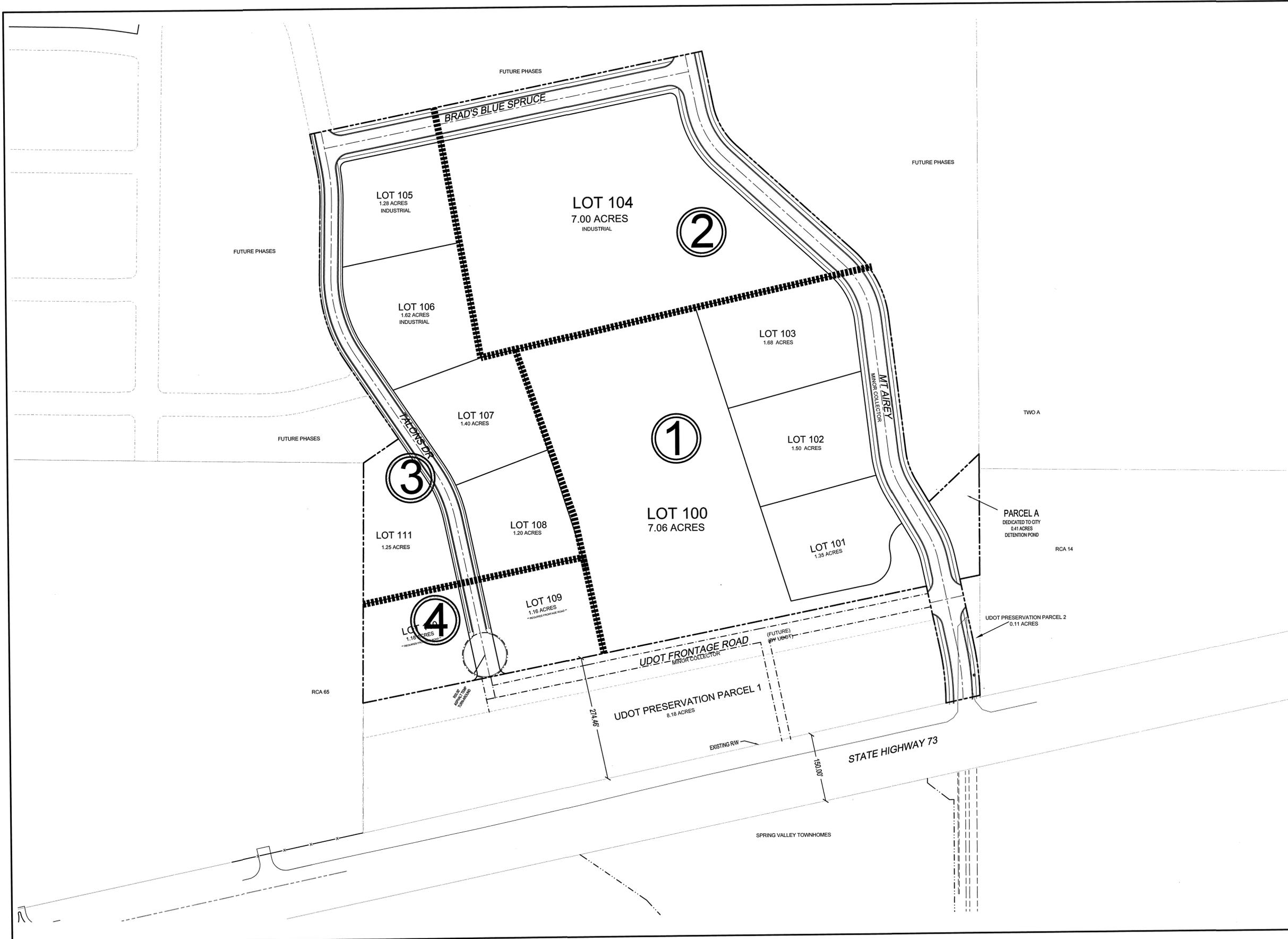
DESCRIPTION

## PRELIMINARY PLANS

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SHEET NAME	SHEET NUMBER
GRADING PLAN	<b>C3</b>

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DEVELOPMENT

# GATEWAY PARK

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DEVELOPER

## AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100  
Highland, UT 84003  
(801) 642-0119

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SCALE: 1" = 100'

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cell (801) 616-1677

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

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PROJECT

# GATEWAY PARK

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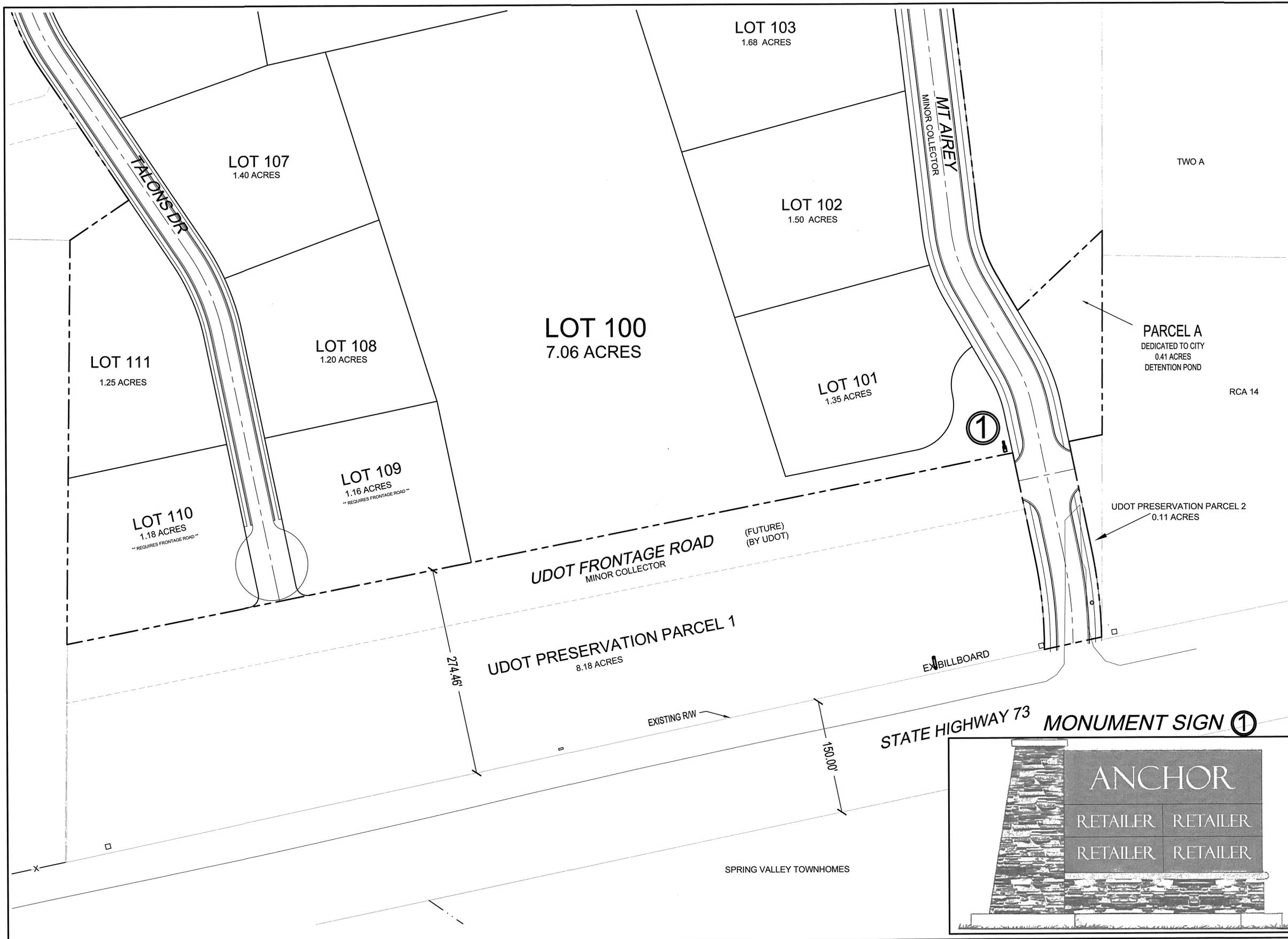
DESCRIPTION

## PRELIMINARY PLANS

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SHEET NAME	SHEET NUMBER
PHASING PLAN	<b>C4</b>

2/10/2014 11:41 AM - STORAGE: C:\PROJECTS\GATEWAY PARK\G4.PLOT.DWG



**SIGNAGE NOTES:**

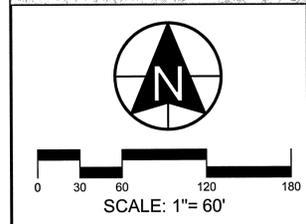
1. COMBINED MONUMENT SIGNAGE LOCATIONS ARE SHOWN ON THIS PLAN.

2. EACH COMMERCIAL LOT WILL ALSO BE ALLOWED TO CONSTRUCT AN INDIVIDUAL MONUMENT SIGN TO BE LOCATED ON EACH LOT AS APPROVED DURING SITE PLAN.

DEVELOPER

**AUTUMN VALLEY LAND, LC**

11038 N. Highland Blvd Suite 100  
Highland, UT 84003  
(801) 642-0119



**BERG**

**CIVIL ENGINEERING**

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office (801) 492-1277  
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
PRELIMINARY PLAN	8/12/14

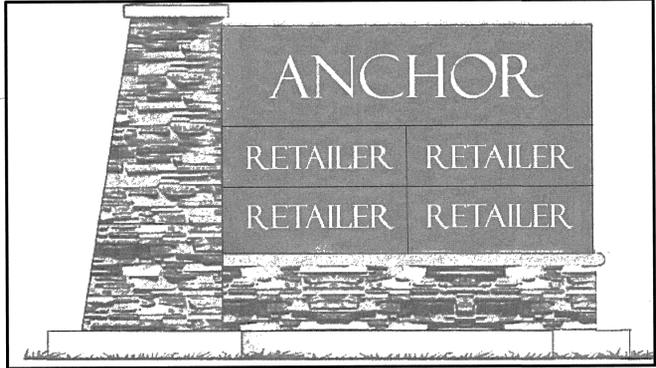
PROJECT

**GATEWAY PARK**

DESCRIPTION

**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
SIGNAGE PLAN	<b>C5</b>





## EAGLE MOUNTAIN CITY Planning Commission Staff Report

NOVEMBER 11, 2014

*Project:* **Sunset Flats (previously Cedar Flats)**  
*Applicant:* Deseret Peak Management Group, LLC  
*Request:* Concept Plan Review  
*Type of Action:* Discussion Item

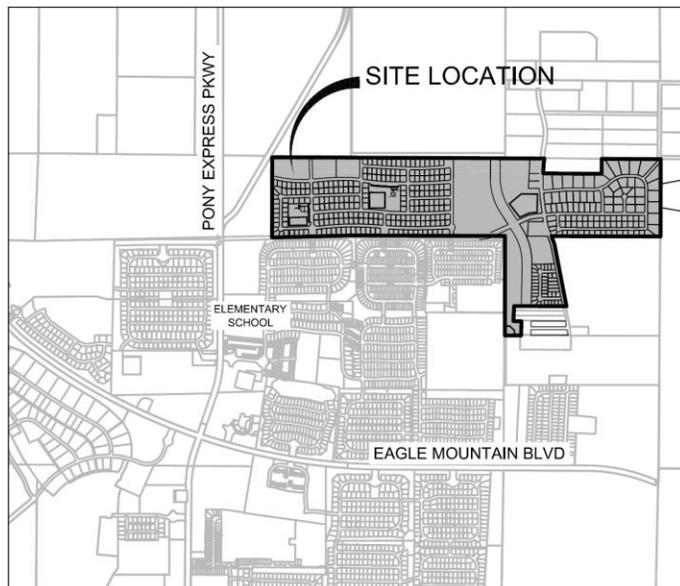
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### **Recommendation**

The Planning Department recommends that the Planning Commission review the Sunset Flats Concept Plan. Concept Plan reviews are not to receive action by motion, but commissioners are highly encouraged to express any questions, concerns, or comments and give the applicant useful feedback.

### **Proposal**

The Sunset Flats Concept Plan is located to the east of Pony Express Parkway and to the north of Bobby Wren Boulevard in City Center. The concept plan is on 225.34 acres and includes 395 single-family units and 338 multi-family units. The applicant is proposing 32.71 acres of open space, which is 14.5% of the project. The applicant hasn't differentiated between improved and unimproved open space; thus, staff has not been able to determine if the current proposal meets the City's standards. Between the 32.71 acres of proposed open space, the applicant has divided the total area into three distinct areas: 2 neighborhood parks, and a large expanse of open space that adjoins the utility corridor that runs through the eastern portion of the project. It is unclear how much of the area adjoining the utility corridor will be developed into improved open space.



### **Zoning**

The proposed zoning does not match the future land use map. The portion of the project to the east of Lake Mountain Boulevard has density that is not in character with the Rural Residential zone. The applicant would need to rezone this area to the Mixed-Use Residential zone at the Commission's discretion.

### **Circulation**

The applicant is requesting the Commission's recommendation for parks parking. The parking as depicted on the plans is illustrative only, and the applicant would like feedback on siting and required quantities of parking for the neighborhood parks. Staff also discussed Lots 251-253, and 392-395 with the applicant, indicating that residential lots are not permitted to front collector roads, in this case Lake Mountain Road with a width of 66'-76' and identified in some portions as a minor collector road. Staff and the applicant discussed the possibility of a condition that would require these specific lots to have circular driveways.

***Fire***

The Fire Marshall expressed concerns that the area of the project to the east of Lake Mountain Road will not meet the fire code as proposed. This area requires two access points that are not closer than half the diagonal distance of the property. The applicant's current layout of that area was designed to align with Bobby Wren Boulevard to facilitate circulation and prevent unnecessary intersections, but does not meet the fire code. The applicant is working with the Fire Marshall to finalize the alignment of this area.

***Open Space/Community Improvements***

The applicant has not provided a buildable acreage figure precluding required open space calculations. The applicant will be required to provide 8% of the total project buildable acres: this includes property with less than 25% slope and excludes major utility corridors, natural drainage washes, and arterial and collector roads. As the applicant is proposing higher density (Tier III & IV) they are required to provide 10% of open space within the designated multi-family areas. The current proposal includes 29.84 acres of multi-family units, requiring 2.98 acres of improved open space to be provided within the multi-family project area.

The applicant has requested the Commission's feedback concerning their proposal to provide wider sidewalks and planter strips than usual to be counted toward the improved open space. The applicant's proposal would be to count the portion of the improvement that is above the City's standard for sidewalk and planter strip widths. Additionally, this measure would need to be discussed as it pertains to providing an asphalt trail in unimproved open space. This raises the discussion of how to quantify improvements within unimproved open space, and to what extent the surrounding area is considered improved.

***Future Reviews***

Future review for development of this project shall include a Preliminary Plat, Site Plan and Final Plat.

***Attachments***

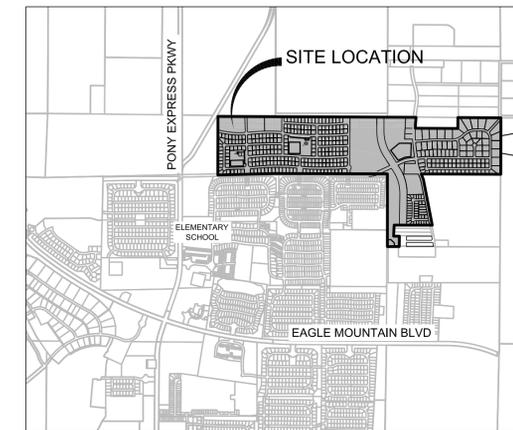
Concept Plan

# CONCEPT CEDAR FLATS MASTER PLAN

## LOCATION

SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

SEPTEMBER, 2014



EAGLE MOUNTAIN CITY  
VICINITY MAP  
NOT TO SCALE

VERIFY SCALE  
BAR IS ONE INCH IN  
ORIGINAL DRAWING.  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

NO.	DATE	REVISION	BY

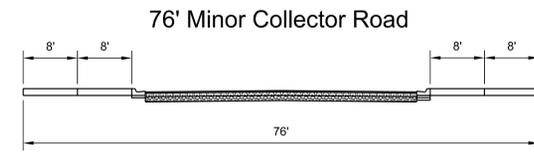
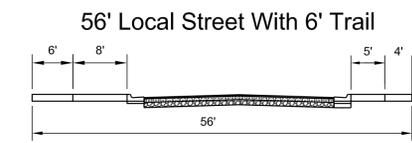
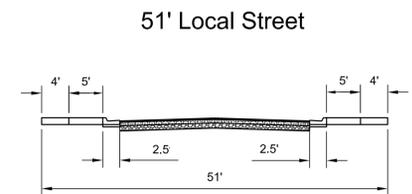
DESIGN	APPROVED
T. KENISON	V. HANSEN
T. KENISON	V. HANSEN

233 EAST MAIN, SUITE 2  
AMERICAN FORK, UTAH 84003  
TEL: (801) 756-2488  
FAX: (801) 756-2489

**H&H**  
ENGINEERING & SURVEYING, INC.

CEDAR FLATS MASTER PLAN  
EAGLE MOUNTAIN CITY, UTAH  
CONCEPT

PROJ	DATE	SHEET
14-399-01	09-20-2014	C01



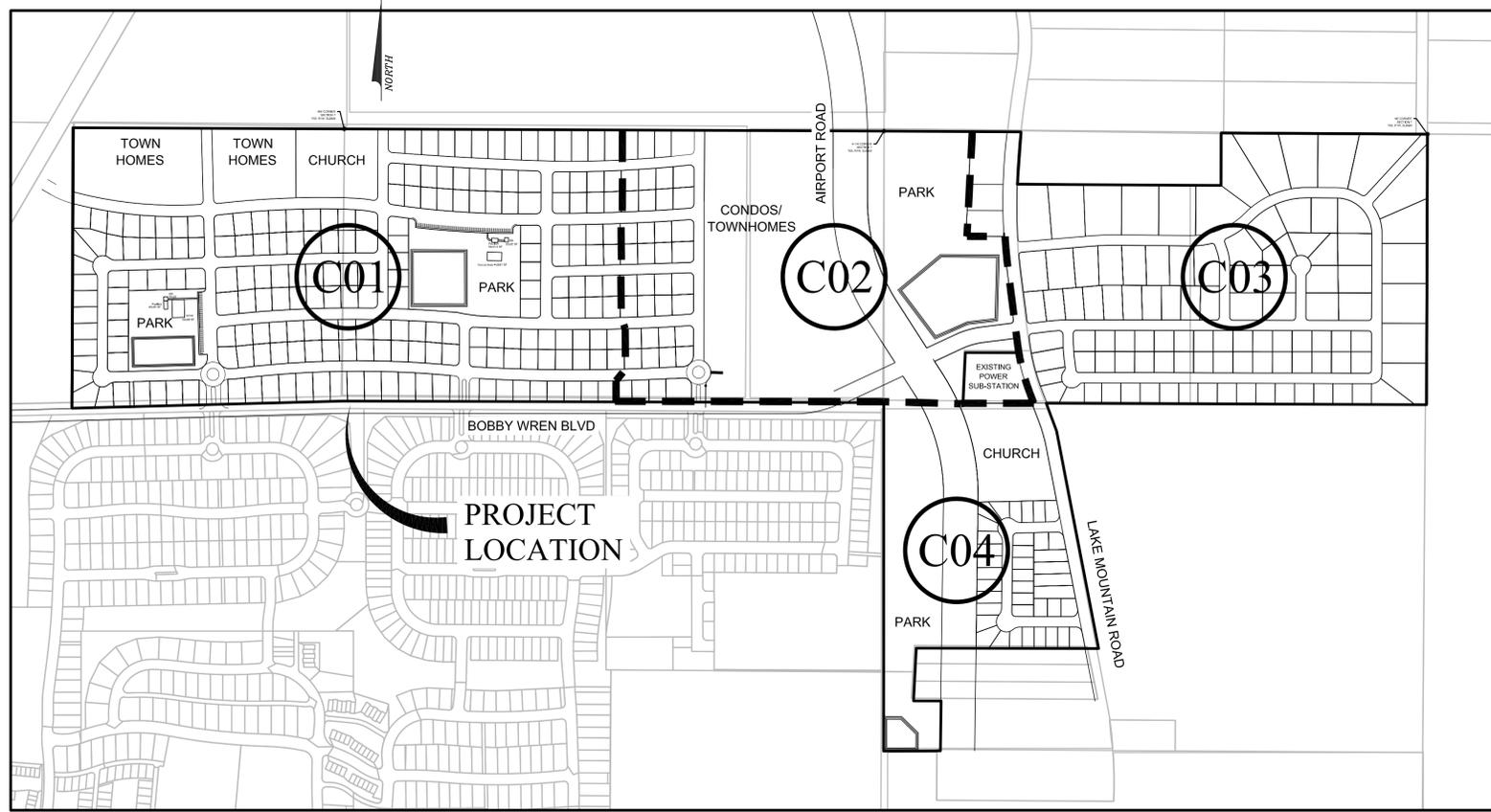
### CEDAR FLATS CONCEPT LEGAL

A parcel of land located in Eagle Mountain City, Utah County, Utah, in the North half of Section 7, Township 6 South Range 1 West, and the North half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the Northeast Corner of Section 7, Township 6 South, Range 1 West Salt Lake Base and Meridian and running thence 500°11'14"W 1326.88 feet along the section line to the northerly line of the Monte Vista Ranch Property; thence N89°47'10"W 1873.76 feet; thence S20°37'01"E 146.27 feet; thence S10°57'22"E 1085.85 feet along the westerly line of the Monte Vista Ranch Property to the extension of the Carly Property described as Entry Number 2947:2010; thence along said Carly Property and the extension thereof N89°52'22"W 898.15 feet; thence continuing along said Carly Property S02°58'42"W 259.11 feet; thence along said Carly Property S89°52'22"E 135.72 feet; thence S00°46'58"W 244.77 feet; thence S89°44'28"W 279.86 feet; thence N00°01'33"E 1709.03 feet; thence N89°49'58"W 2663.91 feet; thence S88°29'26"W 1336.14 feet; thence N00°11'10"E 1375.80 feet; thence S89°44'55"E 1336.67 feet to the Northwest Corner of said Section 7; thence S89°46'17"E 1993.54 feet; thence S89°46'18"E 665.52 feet to the North Quarter Corner of said Section 7; thence S89°40'43"E 675.66 feet to the beginning of a curve to the left, having a radius of 3832.66 feet; thence along the arc of said curve a length of 179.31 feet, passing through a central angle of 2°40'50", chord bears S04°28'16"W 179.28 feet; to the beginning of a curve to the left having a radius of 3130.99 feet; thence along the arc of said curve a length of 78.23 feet, passing through a central angle of 1°25'54", chord bears S02°24'52"W 78.23 feet; thence S89°40'43"E 1002.53 feet; thence N00°10'52"E 257.00 feet; thence S89°40'43"E 1016.25 feet to the point of beginning.

Less and excepting that portion of property conveyed to Eagle Mountain City described in Entry Number 45775:2009, recorded in the office of the Utah County Recorder.

The area of the above described property contains 227.31 acres, less 1.97 acres to Eagle Mountain City, net area is 225.34 acres.



### AREA DATA TABLE

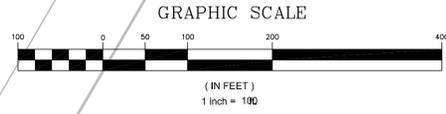
TOTAL ACREAGE	225.34 Ac.
TOTAL SINGLE FAMILY	395
TOTAL MULTI FAMILY	338
TOTAL NUMBER OF LOTS	733
MINIMUM LOT SIZE	0.14 Ac
AVERAGE LOT SIZE	0.27 Ac
SINGLE FAMILY AREA	107.97 Ac
MULTI FAMILY AREA	29.84 Ac
CHURCH AREA	7.06 Ac
OPEN SPACE AREA	32.71 Ac
TOTAL ACREAGE IN LOTS	137.81 Ac
TOTAL DENSITY	3.25 U/A
TOTAL OPEN SPACE	32.71 Ac
% OPEN SPACE	14.50 %

### INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
C01	COVER
C02	CONCEPT 1
C03	CONCEPT 2
C04	CONCEPT 3
C05	CONCEPT 4

ENGINEER/SURVEYOR  
H&H Engineering & Surveying, Inc.  
VICTOR HANSEN  
233 E MAIN, ST, STE 2  
AMERICAN FORK, UT 84003  
OFFICE: 801-756-2488

DEVELOPER/OWNER  
Desert Peak Management Group  
947 South 500 East,  
AMERICAN FORK, UT 84003  
OFFICE: 801-764-9000



STATE OF UTAH

EAGLE QUEST

NW CORNER SECTION 7 T6S, R1W, SLB&M



VERIFY SCALE  
BAR IS ONE INCH IN  
ORIGINAL DRAWING.  
IF NOT ONE INCH ON  
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SCALES ACCORDINGLY

DESIGN	T. KENISON	NO.	REVISION	BY
DRAWN	T. KENISON	DATE		
CHECK	V. HANSEN			
APPROV	V. HANSEN			

233 EAST MAIN, SUITE 2  
AMERICAN FORK, UTAH 84003  
TEL: (801) 756-2488  
FAX: (801) 756-4999

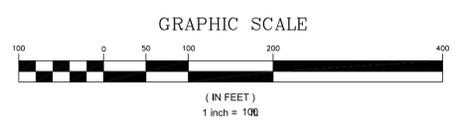
**H&H**  
ENGINEERING & SURVEYING, INC.

CEDEAR FLATS MASTER PLAN  
EAGLE MOUNTAIN CITY, UTAH

CONCEPT

PROJ 14-399-01  
DATE 09-20-2014  
SHEET C02





UTFC COMMUNITY DEVELOPMENT CORP.



UNITED STATES OF AMERICA

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CHECK	V. HANSEN			
APPROV	V. HANSEN			

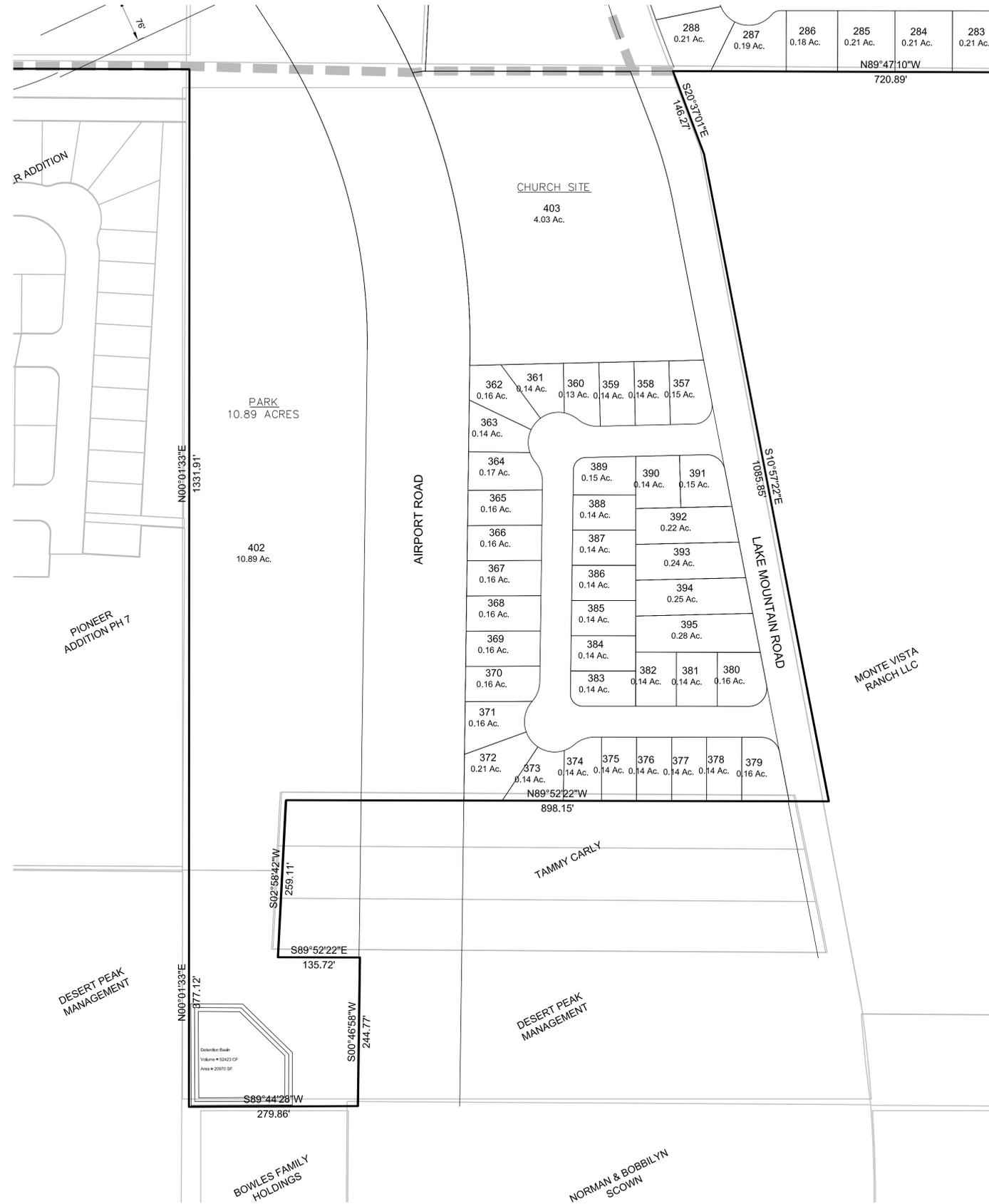
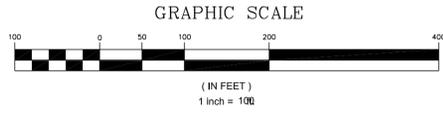
233 EAST MAIN, SUITE 2  
 AMERICAN FORK, UTAH 84003  
 TEL: (801) 756-2488  
 FAX: (801) 756-2499

**H&H**  
 ENGINEERING & SURVEYING, INC.

CEDAR FLATS MASTER PLAN  
 EAGLE MOUNTAIN CITY, UTAH

CONCEPT

PROJ 14-399-01  
 DATE 09-20-2014  
 SHEET C04



**VERIFY SCALE**  
 BAR IS ONE INCH IN ORIGINAL DRAWING.  
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**PROJ** 14-399-01  
**DATE** 09-20-2014  
**SHEET** C05

**DESIGN** T. KENISON  
**DRAWN** T. KENISON  
**CHECK** V. HANSEN  
**APPROV** V. HANSEN

**NO.** **DATE** **REVISION** **BY**

**233 EAST MAIN, SUITE 2 AMERICAN FORK, UTAH 84003**  
 TEL: (801) 756-2488 FAX: (801) 756-2499

**H&H ENGINEERING & SURVEYING, INC.**

**CEDAR FLATS MASTER PLAN**  
**EAGLE MOUNTAIN CITY, UTAH**  
**CONCEPT**