CITY OF SARATOGA SPRINGS
CITY COUNCIL WORK SESSION
AGENDA

Tuesday, February 3, 2015
Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

One or more Councilmember may participate in this meeting electronically via video or telephonic conferencing

City Council Work Session

5:30 p.m.

1. Update from the SPAC Committee.

2. Discussion of amendments to Code addressing undesirable utility locations.

3. Discussion of upcoming reimbursement agreements with Edge Homes (Talus Ridge) and DR Horton (Legacy Farms).

4. Discussion of The Springs Annexation Master Plan located west of Wildflower and Harvest Hills, south of Camp Williams, Western State Ventures, applicant.

5. Agenda Review:

    a. Discussion of current City Council agenda staff questions.
    b. Discussion of future City Council policy and work session agenda items.

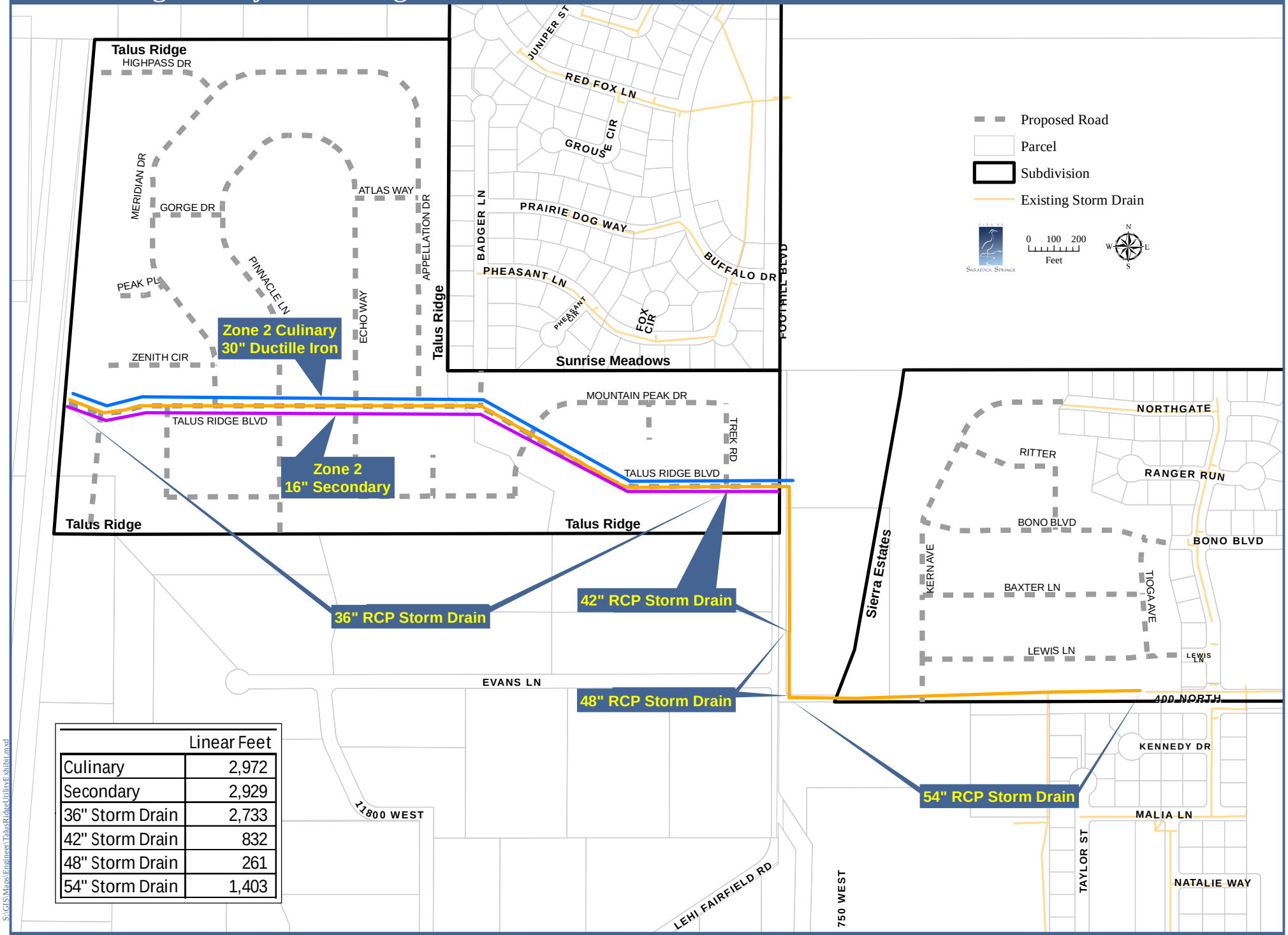
6. Reports:

    a. Mayor.
    b. City Council.
    c. Administration communication with Council.
    d. Staff updates: inquires, applications and approvals.

7. Adjourn to Policy Session.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

Talus Ridge Utility Pioneering

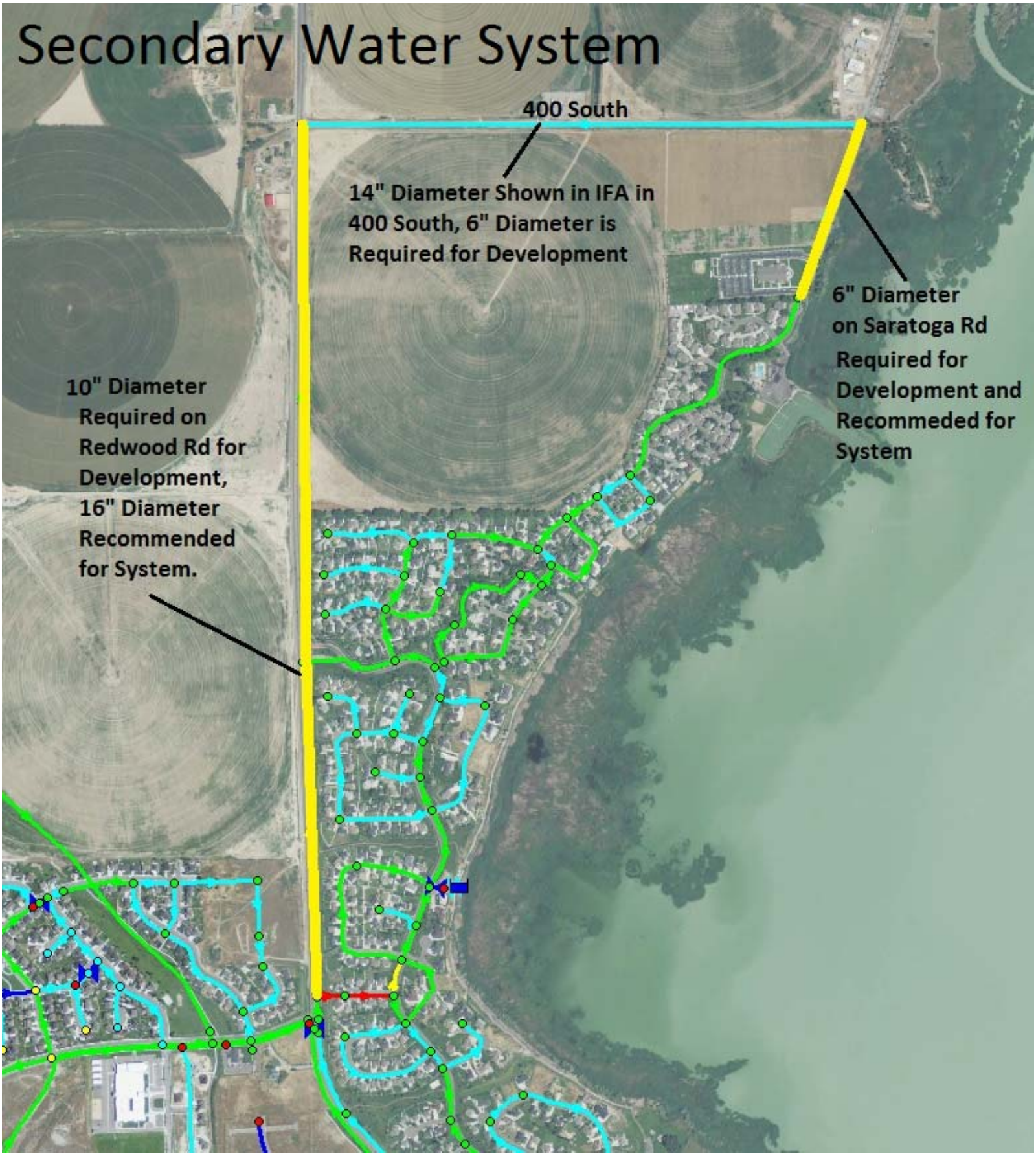


	Linear Feet
Culinary	2,972
Secondary	2,929
36" Storm Drain	2,733
42" Storm Drain	832
48" Storm Drain	261
54" Storm Drain	1,403

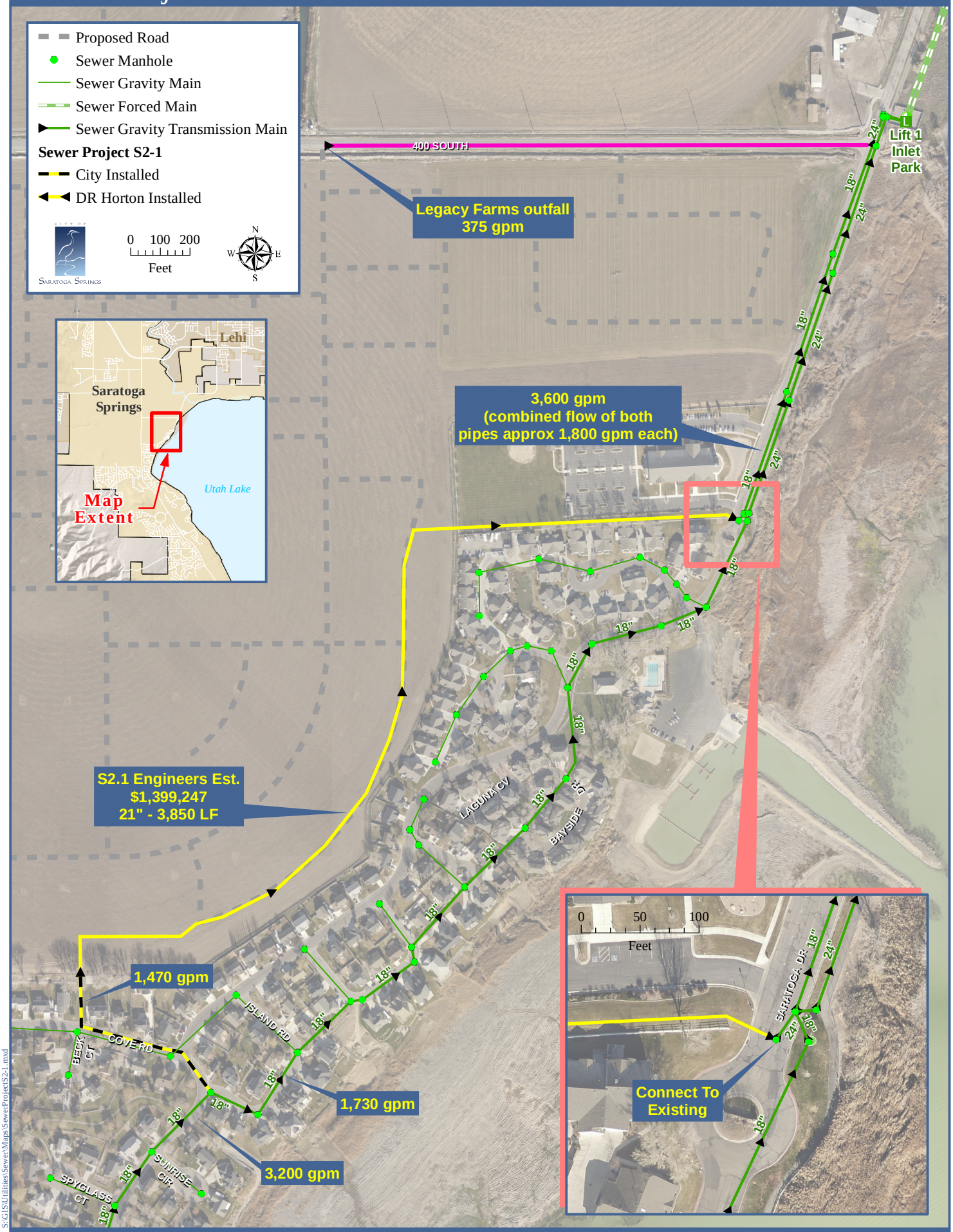
S:\GIS\Maps\Engineer\TalusRidgeUtilityExhibit.mxd

28 January 2015

Secondary Water System



Sewer Project: S 2.1



S:\GIS\Utilities\Sewer\Maps\SewerProjectS2-1.mxd

28 January 2015

Kimber Gabryszak, AICP
Planning Director

City Council Memorandum

Author: Kimber Gabryszak, AICP
Memo Date: Tuesday, January 17, 2015
Meeting Date: Tuesday, February 3, 2015
Re: The Springs Concept Plan – MDA

Background
The applicant, Western Ventures, are requesting review and comment on the master plan for The Springs development, to demonstrate the layout and unit types for the densities approved as part of the pre-annexation agreement. The Council reviewed the pre-annexation agreement on December 9, 2014, and voted to approve the agreement with a density range of 1799-2000 units on the ~480 acre Springs property.

Process
The official annexation is still going through the finalization process; as part of the annexation, zoning designations must be given to the property. The applicant has submitted a conceptual plan to be formalized in a Master Development Agreement, which will accompany the final approval of the annexation. The annexation is currently going through the certification and noticing process; both the annexation and MDA noticing periods will run concurrently to enable a decision to be made on each at the City Council's March 3, 2015 meeting.

Request
The pre-annexation agreement permitted 1799-2200 units. As currently proposed the concept plan contains 1770 units, and contains an Equivalent Residential Unit (ERU) conversion to convert residential density into non-residential uses for anticipated school and church sites. This ERU conversion would potentially reduce the number of residential units to 1632.

To accommodate the permitted units, and also provide 23% open space (109.57 acres), the applicants are proposing the following zoning districts:

Zone	Acres	Units	Avg. Units per Acre
R-18	14.7	265	18.00
R-14:	77.5	675.6	8.72
R-10:	52.01	260	5.00
R-6:	56.4	243	4.30
R-5:	29	96	3.30
R-3:	57.22	150	2.63
R-2:	46.23	81	1.75
A:	109.57	0	n/a
Roads:	36.49	0	n/a
Totals:	479.11	1770	n/a

In most zone districts, the amount of density requested is below the maximum permitted in that zone. The applicants have requested these higher zone districts in order to provide flexibility in terms of lot size, setbacks, height, frontages and lot widths, and other Code requirements.

Additionally, regardless of the maximum density permitted in each zone, the project is still limited to the 1799-2200 limit approved in the pre-annexation agreement.

Additional information on housing type, institutional uses, road acreage, and zoning can be found in the Site Summary document in Attachment D. The applicants are also requesting a Code amendment to increase the height limit in the R-18 zone from 35 feet to 40 feet, to match the R-14 zone.

Other Input
The owners of three other parcels (HADCO, aka JD V and JD VI) included in the annexation have provided input on the zoning that they would like to see for their property. They have requested Industrial to enable continued mining expansion, and have also requested a buffer between the mining operations and the proposed residential development on Western Venture's property. This information has been provided to the applicants, and is included for the Planning Commission's input. will be provided to the City Council during the process; as zoning decisions are legislative, the Council has significant discretion in whether or not to consider these requests.

Planning Commission Work Session
The Planning Commission held a work session on January 22, 2015, and gave the following feedback to the applicant:

- Blasting buffer request: look into legality, and research how mining impacts decision with change in zoning.
- Ensure that open space is provided within higher-density development, not just outside.
- Provide percentage of Open Space that is Sensitive Lands.
- Recommend the Industrial Zone for HADCO property.
- Ask Eagle Mountain how the 2000' buffer applied to HADCO and future phases that are approved there.
- Require plat notes to notify buyers that homes are located near mining blasting and base ordinance.
- Ensure that water is provided appropriately to protect pressure zones throughout city.
- Explore height options, not just 40' but possibly keep at 35' and spread out a bit (Applicant: likely to keep height at 35'. Will verify later.)

The application is currently scheduled for a Planning Commission public hearing on February 12, 2015.

Recommendation
Staff recommends that the City Council review the proposed concept master development plan, and give staff and the applicant feedback on the proposal in preparation for a public hearing to be held before the City Council for the MDA and Annexation on March 3, 2015.

Attachments

A. Concept Plan (page 3)
B. Context Map (page 4)
C. Proposed Zoning (page 5)
D. Park Concept (page 6)
E. Site Summary (pages 7-8)
F. JD V and JD VI Letter and Proposal (pages 9-13)

The Springs . Site Summary . Saratoga Springs, Utah . Western States Ventures.

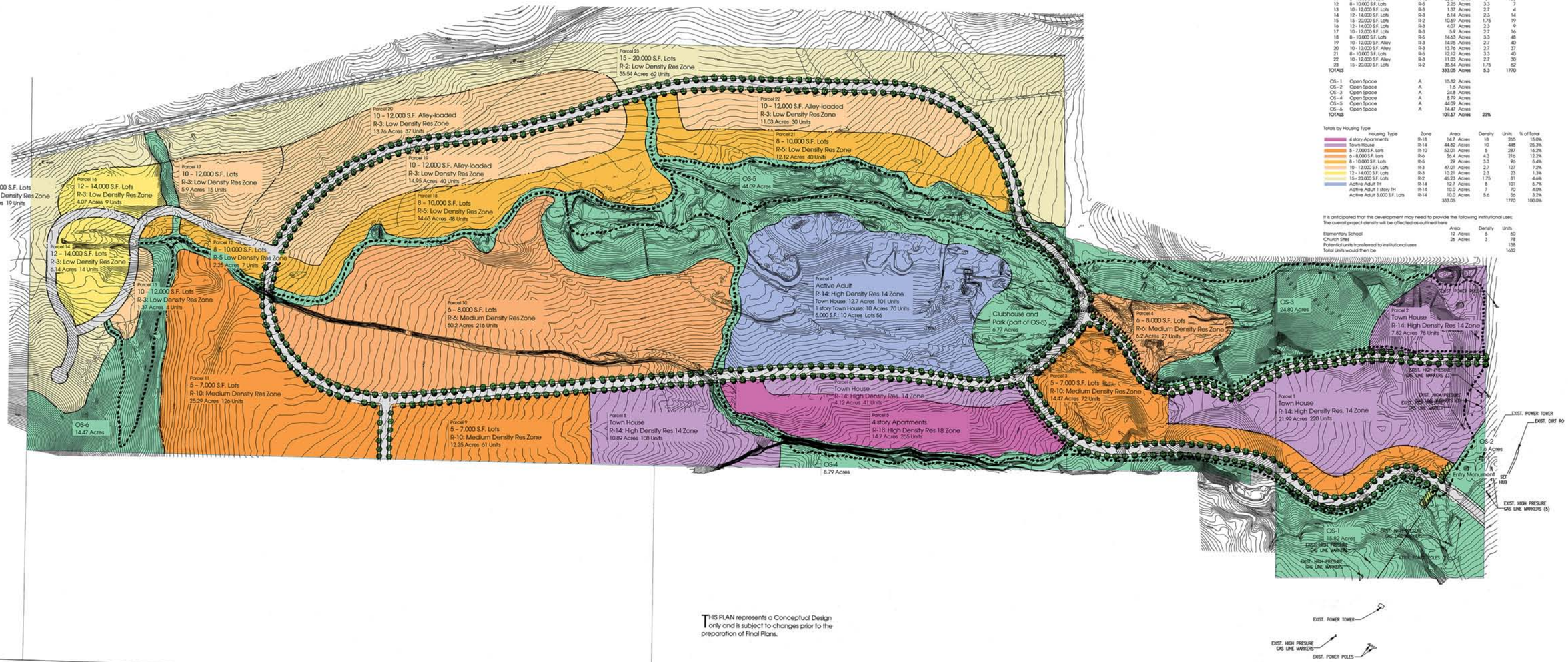
Site			479.11 Acres		
77 ft. Collector Streets			28.47 Acres		
56 ft. Local Streets as shown			8.02 Acres		
Parcel	Housing Type	Zone	Area	Density	Units
1	Town House	R-14	21.99 Acres	10	220
2	Town House	R-14	7.82 Acres	10	78
3	5 - 7,000 S.F. Lots	R-10	14.47 Acres	5	72
4	6 - 8,000 S.F. Lots	R-6	6.2 Acres	4.3	27
5	4 story Apartments	R-18	14.7 Acres	18	265
6	Town House	R-14	4.12 Acres	10	41
7	Active Adult	R-14			
	Town House		12.7 Acres	8	101
	1 story TH		10.0 Acres	7	70
	5,000 S.F. Lots		10.0 Acres	5.6	56
8	Town House	R-14	10.89 Acres	10	109
9	5 - 7,000 S.F. Lots	R-10	12.25 Acres	5	61
10	6 - 8,000 S.F. Lots	R-6	50.2 Acres	4.3	216
11	5 - 7,000 S.F. Lots	R-10	25.29 Acres	5	126
12	8 - 10,000 S.F. Lots	R-5	2.25 Acres	3.3	7
13	10 - 12,000 S.F. Lots	R-3	1.37 Acres	2.7	4
14	12 - 14,000 S.F. Lots	R-3	6.14 Acres	2.3	14
15	15 - 20,000 S.F. Lots	R-2	10.69 Acres	1.75	19
16	12 - 14,000 S.F. Lots	R-3	4.07 Acres	2.3	9
17	10 - 12,000 S.F. Lots	R-3	5.9 Acres	2.7	16
18	8 - 10,000 S.F. Lots	R-5	14.63 Acres	3.3	48
19	10 - 12,000 S.F. Alley	R-3	14.95 Acres	2.7	40
20	10 - 12,000 S.F. Alley	R-3	13.76 Acres	2.7	37
21	8 - 10,000 S.F. Lots	R-5	12.12 Acres	3.3	40
22	10 - 12,000 S.F. Alley	R-3	11.03 Acres	2.7	30
23	15 - 20,000 S.F. Lots	R-2	35.54 Acres	1.75	62
TOTALS			333.05 Acres	5.3	1770
OS - 1	Open Space	A	15.82 Acres		
OS - 2	Open Space	A	1.6 Acres		
OS - 3	Open Space	A	24.8 Acres		
OS - 4	Open Space	A	8.79 Acres		
OS - 5	Open Space	A	44.09 Acres		
OS - 6	Open Space	A	14.47 Acres		
TOTALS			109.57 Acres	23%	

Totals by Housing Type

Housing Type	Zone	Area	Density	Units	% of Total
4 story Apartments	R-18	14.7 Acres	18	265	15.0%
Town House	R-14	44.82 Acres	10	448	25.3%
5 - 7,000 S.F. Lots	R-10	52.01 Acres	5	287	16.2%
6 - 8,000 S.F. Lots	R-6	56.4 Acres	4.3	216	12.2%
8 - 10,000 S.F. Lots	R-5	29 Acres	3.3	96	5.4%
10 - 12,000 S.F. Lots	R-3	47.01 Acres	2.7	127	7.2%
12 - 14,000 S.F. Lots	R-3	10.21 Acres	2.3	23	1.3%
15 - 20,000 S.F. Lots	R-2	46.23 Acres	1.75	81	4.6%
Active Adult TH	R-14	12.7 Acres	8	101	5.7%
Active Adult 1 story TH	R-14	10.0 Acres	7	70	4.0%
Active Adult 5,000 S.F. Lots	R-14	10.0 Acres	5.6	56	3.2%
		333.05		1770	100.0%

It is anticipated that this development may need to provide the following institutional uses: The overall project density will be affected as outlined here

	Area	Density	Units
Elementary School	12 Acres	5	60
Church Sites	26 Acres	3	78
Potential units transferred to institutional uses			138
Total Units would then be			1632



THIS PLAN represents a Conceptual Design only and is subject to changes prior to the preparation of Final Plans.

North 1" = 200 Feet

200 100 0 200 400

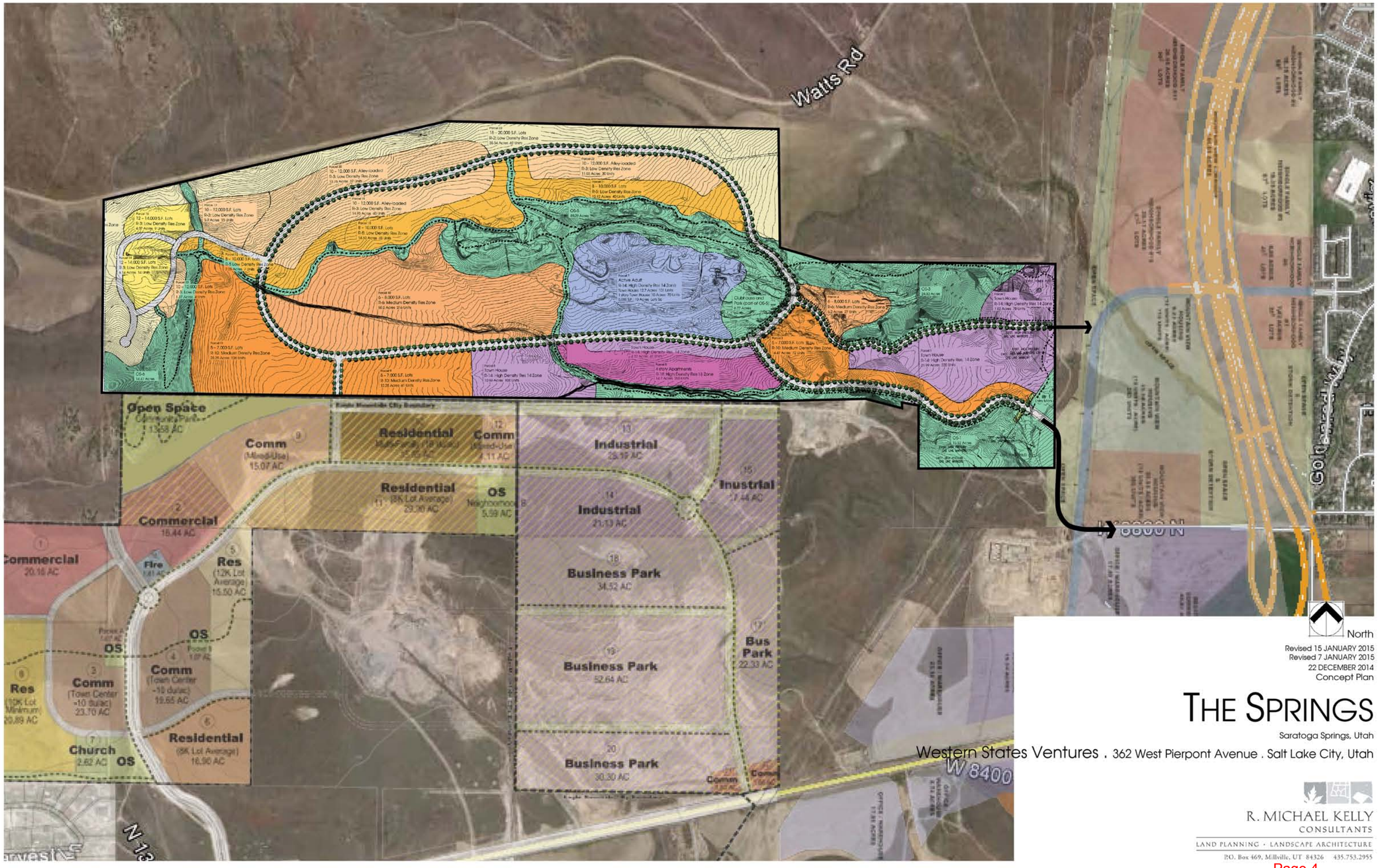
Revised 06 JANUARY 2015
02 JANUARY 2015
Concept Plan

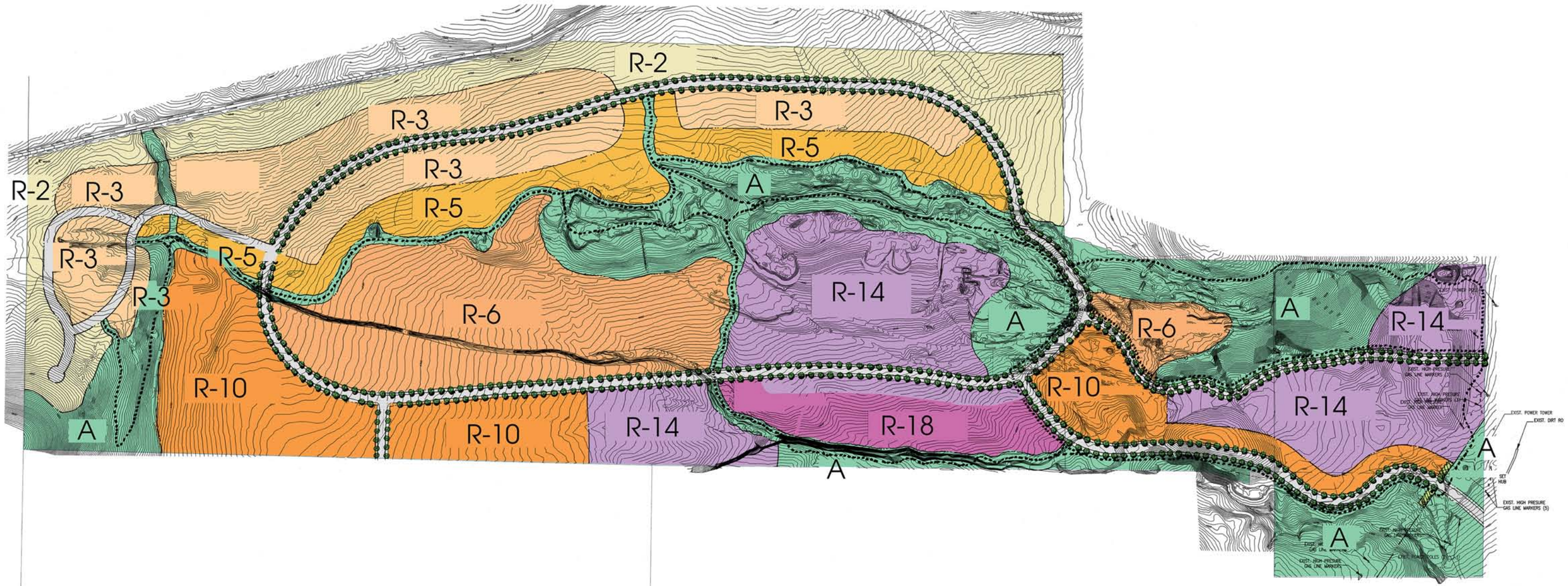
THE SPRINGS

Saratoga Springs, Utah

Western States Ventures . 362 West Pierpont Avenue . Salt Lake City, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING - LANDSCAPE ARCHITECTURE
P.O. Box 469, Midvale, UT 84326 435.753.2955


Watts Rd
Open Space
Comm
(Mixed-Use)
15.07 AC
Residential
Comm
Industrial
Inustrial
Residential
OS
Industrial
21.13 AC
Commercial
15.44 AC
Commercial
20.16 AC
Fire
Res
(12K Lot Average)
15.50 AC
Business Park
34.52 AC
OS
OS
Comm
(Town Center -10 du/ac)
19.65 AC
Bus Park
22.33 AC
Business Park
52.64 AC
Res
(10K Lot Minimum)
20.89 AC
Comm
(Town Center -10 du/ac)
23.70 AC
Residential
(8K Lot Average)
16.90 AC
Church
2.62 AC
OS
Business Park
30.30 AC
W 8400
N 13
North
Revised 15 JANUARY 2015
Revised 7 JANUARY 2015
22 DECEMBER 2014
Concept Plan
THE SPRINGS
Saratoga Springs, Utah
Western States Ventures . 362 West Pierpont Avenue . Salt Lake City, Utah
R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



THIS PLAN represents a Conceptual Design only and is subject to changes prior to the preparation of Final Plans.

North 1" = 200 Feet

200 100 0 200 400

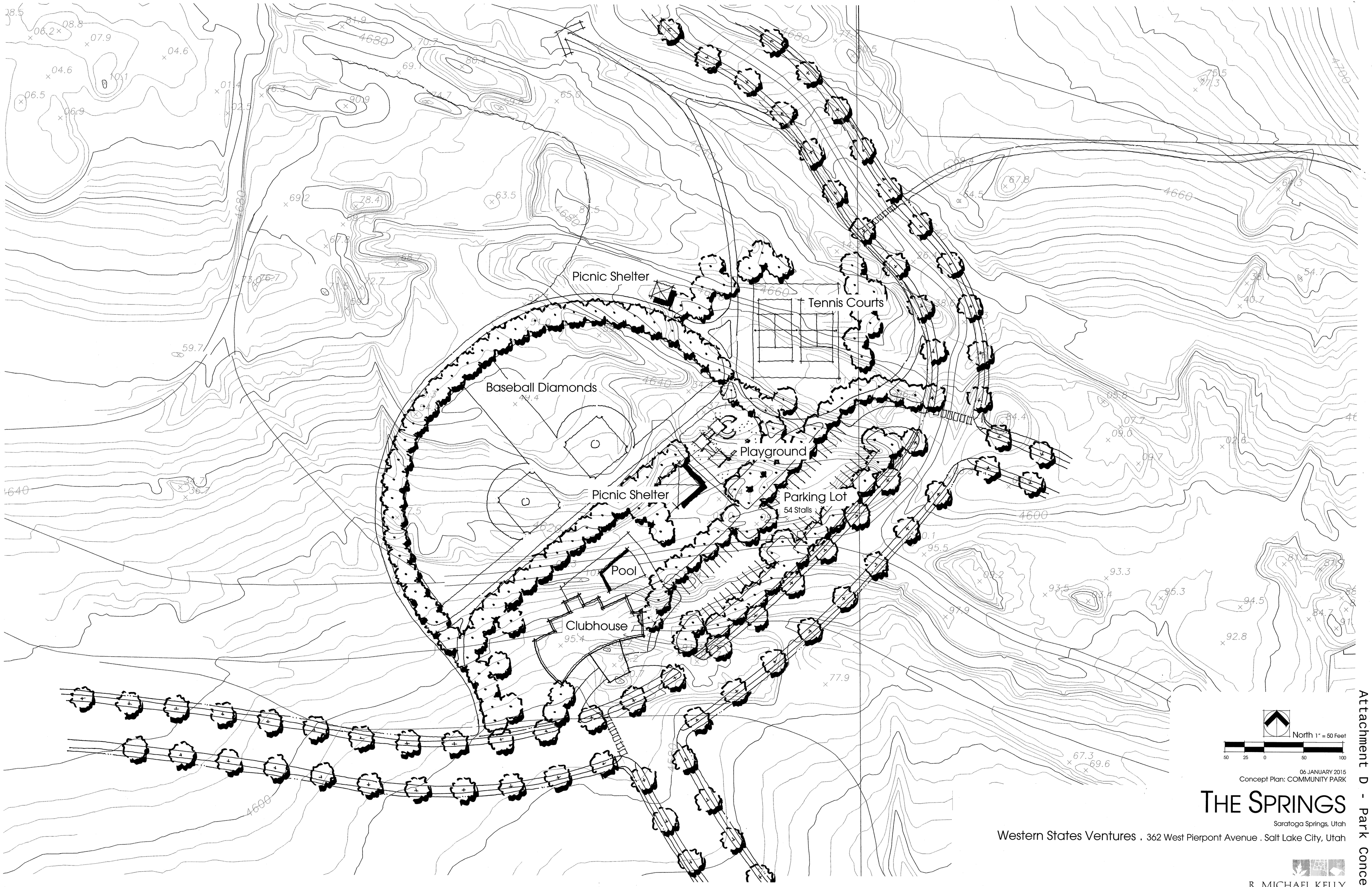
Revised 06 JANUARY 2015
02 JANUARY 2015
PROPOSED ZONING

THE SPRINGS

Saratoga Springs, Utah

Western States Ventures . 362 West Pierpont Avenue . Salt Lake City, Utah

R. MICHAEL KELLY CONSULTANTS
LAND PLANNING - LANDSCAPE ARCHITECTURE
P.O. Box 485, Midvale, UT 84126 435.753.2955



06 JANUARY 2015
Concept Plan: COMMUNITY PARK

THE SPRINGS

Saratoga Springs, Utah

Western States Ventures . 362 West Pierpont Avenue . Salt Lake City, Utah

THIS PLAN represents a Conceptual Design only and is subject to changes prior to the preparation of Final Plans.

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955

Attachment D - Park Concept

The Springs . Site Summary . Saratoga Springs, Utah . Western States Ventures.

Site	479.11	Acres
77 ft. Collector Streets	28.47	Acres
56 ft. Local Streets as shown	8.02	Acres

Parcel	Housing Type	Zone	Area		Density	Units
1	Town House	R-14	21.99	Acres	10	220
2	Town House	R-14	7.82	Acres	10	78
3	5 - 7,000 S.F. Lots	R-10	14.47	Acres	5	72
4	6 - 8,000 S.F. Lots	R-6	6.2	Acres	4.3	27
5	4 story Apartments	R-14	11.84	Acres	20	236
6	Town House	R-14	6.98	Acres	10	70
7	Active Adult	R-14				
	Town House		12.7	Acres	8	101
	1 story TH		10.0	Acres	7	70
	5,000 S.F. Lots		10.0	Acres	5.6	56
8	Town House	R-14	10.89	Acres	10	109
9	5 - 7,000 S.F. Lots	R-10	12.25	Acres	5	61
10	6 - 8,000 S.F. Lots	R-6	50.2	Acres	4.3	216
11	5 - 7,000 S.F. Lots	R-10	25.29	Acres	5	126
12	8 - 10,000 S.F. Lots	R-5	2.25	Acres	3.3	7
13	10 - 12,000 S.F. Lots	R-3	1.37	Acres	2.7	4
14	12 - 14,000 S.F. Lots	R-3	6.14	Acres	2.3	14
15	15 - 20,000 S.F. Lots	R-2	10.69	Acres	1.75	19
16	12 - 14,000 S.F. Lots	R-3	4.07	Acres	2.3	9
17	10 - 12,000 S.F. Lots	R-3	5.9	Acres	2.7	16
18	8 - 10,000 S.F. Lots	R-5	14.63	Acres	3.3	48
19	10 - 12,000 S.F. Alley	R-3	14.95	Acres	2.7	40
20	10 - 12,000 S.F. Alley	R-3	13.76	Acres	2.7	37
21	8 - 10,000 S.F. Lots	R-5	12.12	Acres	3.3	40
22	10 - 12,000 S.F. Alley	R-3	11.03	Acres	2.7	30
23	15 - 20,000 S.F. Lots	R-2	35.54	Acres	1.75	62
TOTALS			**333.05**	**Acres**	**5.3**	**1770**
OS - 1	Open Space	A	15.82	Acres		
OS - 2	Open Space	A	1.6	Acres		
OS - 3	Open Space	A	24.8	Acres		
OS - 4	Open Space	A	8.79	Acres		
OS - 5	Open Space	A	44.09	Acres		
OS - 6	Open Space	A	14.47	Acres		
TOTALS			**109.57**	**Acres**	**23%**	

Totals by Housing Type

Housing Type	Zone	Area		Density	Units	% of Total
4 story Apartments	R-14	11.84	Acres	20	236	13.3%
Town House	R-14	47.68	Acres	10	477	26.9%
5 - 7,000 S.F. Lots	R-10	58.21	Acres	5	287	16.2%
6 - 8,000 S.F. Lots	R-6	50.2	Acres	4.3	216	12.2%
8 - 10,000 S.F. Lots	R-5	29	Acres	3.3	96	5.4%
10 - 12,000 S.F. Lots	R-3	47.01	Acres	2.7	127	7.2%
12 - 14,000 S.F. Lots	R-3	10.21	Acres	2.3	23	1.3%
15 - 20,000 S.F. Lots	R-2	46.23	Acres	1.75	81	4.6%
Active Adult TH	R-14	12.7	Acres	8	101	5.7%
Active Adult 1 story TH	R-14	10.0	Acres	7	70	4.0%
Active Adult 5,000 S.F. Lots	R-14	10.0	Acres	5.6	56	3.2%
		333.05			1770	100.0%

It is anticipated that this development may need to provide the following institutional uses:
The overall project density will be affected as outlined here

	Area		Density	Units
Elementary School	12	Acres	5	60
Church Sites	26	Acres	3	78
Potential units transferred to institutional uses				138
Total Units would then be				1632

Subject: RE: Saratoga Springs proposed annexation
Date: Tuesday, January 6, 2015 at 4:30:59 PM Mountain Standard Time
From: Steve Herman
To: Kimber Gabryszak
CC: John Hadfield

Hi Kimber,

Not sure what level of detail your are needing. I have attached below both the questions and responses that you had from our initial conversation.

- the current use of the property and length use has occurred: The current use of the property is for mining and other construction material uses (such as an asphalt plant)
-
- intended term of current use: The intended term of use for mining and industrial production (as mentioned above) is in perpetuity.
-
- any County approvals with copies of the terms The property has been in mining for 40+ years and has been in the "mining" zone during that time. I will have to research to see what county documents we have to accompany the operations. We are in the middle of an office expansion, with some files being moved around, so it may take a bit to track down some records. However, I have added an additional map overlaid on Google Earth so that it is very easy to see the active mining areas in relationship to the Western States Properties.
-
- desired use going forward, and The future use of the property is for mining and other construction material uses (such as ready mix concrete plant, asphalt plant, trucking operations and offices)
-
- desired zone district if you have one in mind. From our discussions with you earlier, it seems that an "industrial zone" was going to be the only zone option in Saratoga Springs that would work for both the current and future uses of the property.

Hope this helped. Please call me with any questions.

Thanks,

Steve Herman, PE
Cell 801-915-0422

From: Kimber Gabryszak [mailto:KGabryszak@saratogaspringscity.com]
Sent: Monday, January 5, 2015 4:58 PM
To: Steve Herman
Cc: John Hadfield
Subject: Re: Saratoga Springs proposed annexation

Hi Steve,

Thanks for the drawing. We will include it as part of the packet that goes to the Planning Commission and City Council. The zoning decisions will be made by the City Council and are legislative decisions with significant discretion

We are also anticipating a drawing and background information for your property, including background and zones and intended uses. Will those be coming shortly?

Thanks,

Kimber Gabryszak, AICP
City of Saratoga Springs
Planning Director
(801)766-9793 x107

"Life's Just Better Here…"

From: Steve Herman <sherman@hadcoconstruction.com>
Date: Tuesday, December 30, 2014 at 2:19 PM
To: Kimber Gabryszak <kgabryszak@saratogaspringscity.com>
Cc: John Hadfield <jdhadfield@hadcoconstruction.com>
Subject: RE: Saratoga Springs proposed annexation

Good afternoon Kimber,

Got the sketch back sooner than expected…

I have attached two documents in response to our meeting a couple of weeks ago, regarding the proposed annexation of the County property as well as the proposed master plan submittal for the property adjacent (to the north) to John's property JD V and JD VI. As we discussed in our meeting, we have some significant concerns about the city annexing the property to the north and then changing that property's zoning from "Mining and Grazing" to a residential use. The primary concern is that the proposed change would place residential property too close to existing, and legally zoned, mining operations, not allowing enough buffer zone for a safe residential community.

The first document is a brief letter outlining our concerns. The second document is a sketch showing the proposed master plan development in proximity to the existing mining operations. It also shows the recommended buffer zone which should be in place to allow adequate spacing between mining and residential properties. We hope that this information is helpful and would welcome the opportunity to expand upon it further if needed and would be happy to answer any questions you may have.

Thank you for your time and assistance,

Best regards,

STEVE HERMAN, PE
Cell 801-915-0422

Property Owners: JD VI and JD V (John Hadfield - Owner)

Re: Issues and concerns with current proposed Saratoga Springs annexation and Western States Proposed Master Plan

Date: 12/18/2014

Dear Saratoga Springs Representatives,

Two weeks ago, the above listed property owner was made aware of Saratoga Springs desire to annex a portion (three parcels) of the owner's property located within the Utah County property limits. In addition, the Owner was also made aware of Saratoga Springs' master plan discussions with Western States Ventures, which owns the property along the northern boundary of the Owner's properties. Although the Owners are interested in being good neighbors and partners with the city and adjacent landowners, they see a definite need to have an candid dialog regarding some significant potential issues and concerns that ought to be resolved before these proposals progress. Below are a few of the issues that the Owner is seeking to address with the city.

Saratoga Springs proposed Annexation of Utah County Property

1. The Owner's property contains an active, legally permitted industrial mining operation residing in the Utah County designated "Mining and Grazing" zone. This property has contained active mining operations for the past 50+ years. Any proposed annexation of this property by Saratoga Springs from Utah County would need to be zoned "Industrial" in order to preserve the Owner's existing legal mining and light industrial rights.
2. In addition, any potential master planning in the current Utah County properties should provide for the continuation of ingress and egress of heavy haul transport from all of the Owner's properties.

Western States Venture (WSV) Master Planned proposal

The Owner is very concerned about the proposed master plan currently put forward by Western States Ventures (WSV) in December 2014. In its current form, the proposed master plan represents a potentially significant safety concern which needs to be addressed.

1. The December 2014 WSV master plan shows proposed residences running directly up to the property line along the entire south border of the WSV Property. It is worth noting that this property is currently zoned for "Mining and Grazing" with Utah County. The Owners concern is that Saratoga Springs is being asked to change the current zoning from "mining and grazing" to "residential or multiuse" resulting in residential homeowners being located within 2000 ft from the Owner's property line. Allowing residences within 2000 ft of the property line will result in the future home owners and tenants being inside of the "blasting shock wave zone" resulting from the current mining operations. The Owner is formally requesting that Saratoga Springs have WSV revise their current master plan proposal to provide for an adequate buffer zone to ensure the safety of any future residents and structures.
2. The current December 2014 WSV proposal does not incorporate the existing road along the southern boundary of the property. This road is not just established, it also already contains both a large diameter Questar gas line along Rocky Mountain Power electrical lines. The WSV

master plan should be revised to reflect the roadway running along the southern WSV property line. Doing so will also prevent heavy haul traffic from traveling through the center of the proposed neighborhoods which provides a safety plan for the future Saratoga Springs residences.

The Owner is very interested in seeking a mutually amicable solution which allows for the preservation of their existing legal property rights, the continuation of their long established mining operations, and safety of all future residence in close proximity to the Owner's property.

We look forward to working together with Saratoga Springs planners and city council in working out a timely resolution.

If you have any questions regarding the above correspondence, please contact us at 801-766-7611. We would be more than happy to meet with any interested city representatives to review the issues at your convenience.

Thank you for your time and consideration.

Respectfully,

Steve Herman John Hadfield (Property Owner)

Western State Proposed Master Plan Area
Existing Asphalt Plant
3 Lots to be annexed, requesting industrial
Current Active Mining Operations

Subject: Updated information on the Mining operations adjacent to the Western States proposal.
Date: Tuesday, January 13, 2015 at 1:08:58 PM Mountain Standard Time
From: Steve Herman
To: Kimber Gabryszak
CC: John Hadfield

Hi Kimber,

Hope you had a nice weekend.

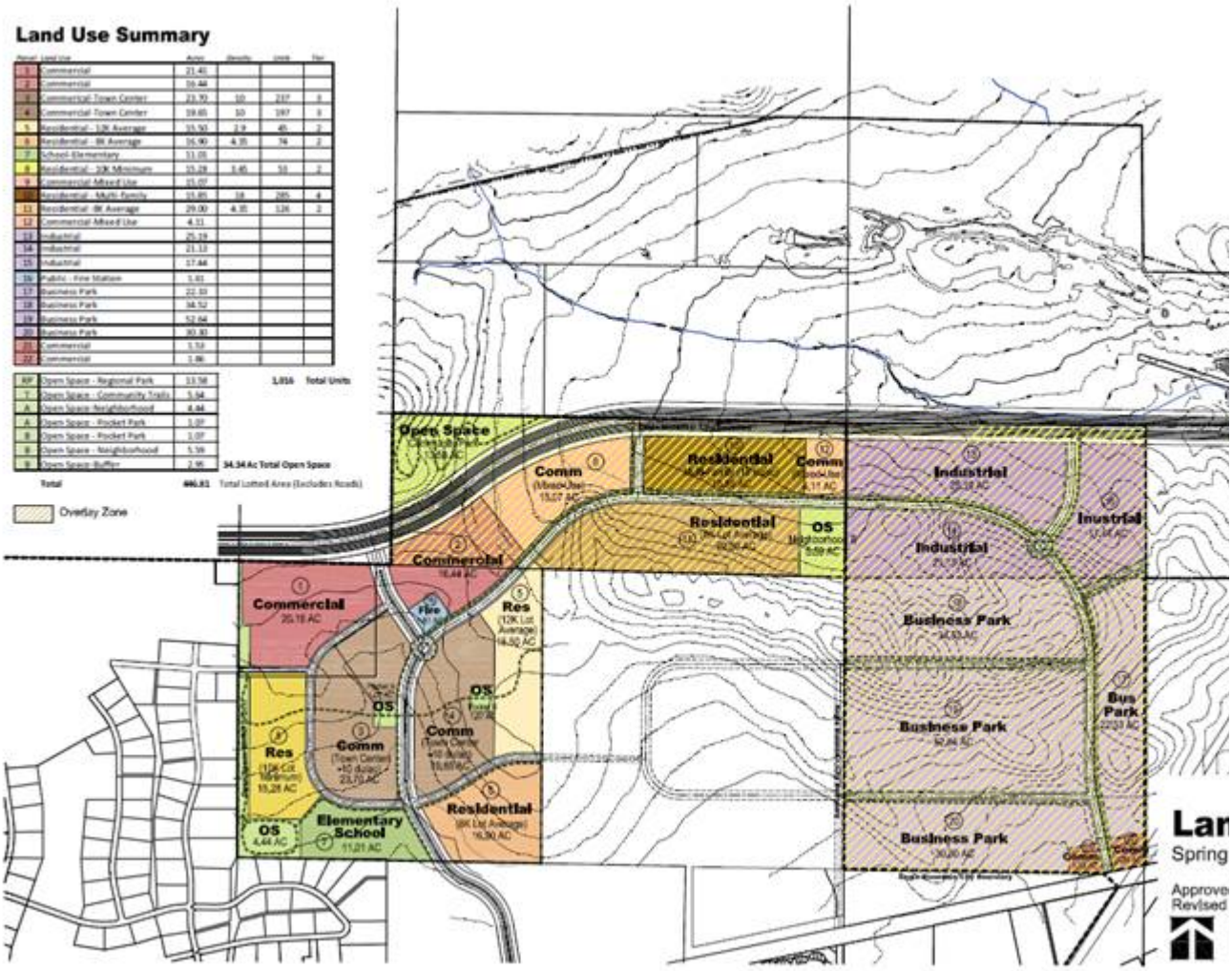
You had asked if we could provide some additional information about approvals/permits for the mining, asphalt and future concrete operations on the properties we discussed.

Below is some additional information in that regard:

1. In addition to the "mining and grazing" zoning current associated with the 40+ acres currently located in the County and owned by JD VI, and JD V (area under being considered for annexation), we have located additional zoning and permitted use call outs from Eagle Mountain (which covers the remaining property that would be adjacent (south of) to the Western States Proposal. All of the existing aggregate, asphalt, brick, etc. operations currently reside in the **Eagle Mountain "Extractive Industries Overlay Zone"** permitting such operations (aggregates, asphalt, concrete, brick, etc.). These operations have been in existence for decades, however, this specific zoning classification was reconfirmed further as part of the Spring Run Annexation into Eagle Mountain. The Eagle Mountain City Council meeting where this was approved took place on May 12, 2012 (Topic #15).
2. For some additional guidance on buffering, the Eagle Mountain planning department has called out that residential operations should not be placed within a ¼ mile (1,320 ft) of these existing mining operations, further stating that "New developments adjacent to an existing operations will have to be zoned with whatever buffering is deemed appropriate at the time {to maintain an adequate buffer}. The intent is not to disturb existing operations."
3. Below is the Spring Run Master Plan map (the Western States properties is situated to the north). Although it shows that at some time after the mining and industrial operations are completed, some of the areas may become residential, those areas are currently in the "Extractive Industries Overlay Zone" as designated by the angled hatched lines running through those properties (see below). This map is from the Spring Run Master Plan and can be found on Eagle Mountain's website and I have confirmed this understanding with Eagle Mountain's City Planner.
4. This map also shows the main arterial road that we mentioned in our meeting. This road is currently exists in roadbase form, but already has all of the large mainline Gas and Electrical Utilities in the ground.

I hope this information is closer to what you were looking for. If you have any questions, please let us know.

Thanks again for your help and consideration.



Steve Herman, PE
Cell 801-915-0422