



**EAGLE MOUNTAIN CITY**  
City Council Staff Report

**FEBRUARY 17, 2015**

*Project:* (1) North Substation Preliminary Plat; (2) Public Works Preliminary Plat  
*Applicant:* Eagle Mountain City  
*Type of Action:* Action Item  
*Planning Commission:* Recommended Approval (4-0)

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**NORTH SUBSTATION PRELIMINARY PLAT**

The north substation, located in The Ranches south of the golf course reservoir and north of the Ridley's Parkside developments, is being included in the sale of the power company to Rocky Mountain Power. Included with the substation property will be additional property to the east and the west for future substation expansion and potential equipment storage, including property beneath the power lines. Combining these properties results in one 6.3-acre parcel.



**PUBLIC WORKS PRELIMINARY PLAT**

The public works building, located at 2545 N. Pony Express Parkway, is being included in the sale of the power company to Rocky Mountain Power, since their employees need an office and storage bays until they eventually build another building. In preparation for this sale, we are proposing to subdivide the property to create a separate lot for the public works building, and to join together the remainder of the City's property in this area into one lot.

The subdivision creates a 2.2-acre parcel (the public works parcel to be sold) and a 91.51-acre parcel that includes the City's Energy building and yard, the wastewater treatment facilities, and future expansion areas. Lot #2 contains some strange curves on the south side, which are designed so that the vehicles servicing the Wastewater Treatment facilities can turn around, while staying on City owned property.

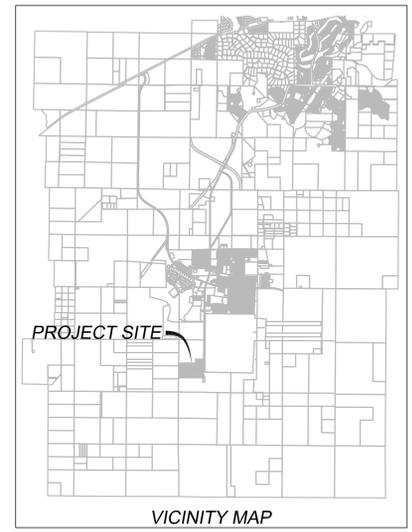
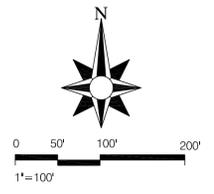
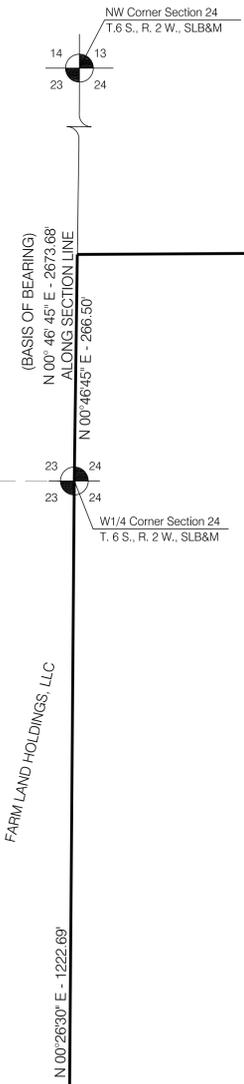


**ATTACHMENTS:**

- Proposed plats

\*Note – the plats will be reviewed and refined by the Development Review Committee (DRC) and City Attorney prior to final plat approval and recording.

**A SUBDIVISION IN EAGLE MOUNTAIN CITY  
PUBLIC WORKS SUBDIVISION**  
A SUBDIVISION LOCATED IN THE W 1/2 OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN



MONTE VISTA RANCH, LLC  
N 89°39'56\"/>

FARM LAND HOLDINGS, LLC

LOT 1  
3,986,133 sq.ft.

MATCH LINE - SEE SHEET 2 OF 2

N 89°59'24\"/>

MONTE VISTA RANCH, LLC

SHEET 1 OF 2

**H&H ENGINEERING & SURVEYING, INC**  
233 E. MAIN ST., STE 2 - AMERICAN FORK, UT 84003  
TEL: (801) 756-2488 FAX: (801) 756-3499

**SURVEYOR'S CERTIFICATE**

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN RLS 176695 \_\_\_\_\_ DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A parcel of land located in the West Half of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Located in Eagle Mountain City, Utah, more particularly as described as follows:

Beginning at the West Quarter Corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian, and running thence N00°46'45\"/>

Containing 93.704 acres, more or less.

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

\_\_\_\_\_  
OWNER  
\_\_\_\_\_  
OWNER  
\_\_\_\_\_  
OWNER

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF EAGLE MOUNTAIN, UTAH COUNTY ACCEPTS THIS PLAT FOR RECORDATION. THIS PLAT IS OFFERED FOR FILING AND RECORDING PURSUANT TO SECTION 8-3-1 UTAH CODE ANNOTATED 1953. ALL SECTIONS FOR BURIAL LOTS SHOWN HEREON ARE HELD FOR DISPOSAL BY EAGLE MOUNTAIN CITY.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

**CITY ENGINEER APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_, BY THE CITY ENGINEER FOR EAGLE MOUNTAIN CITY.

**CITY ATTORNEY APPROVAL**

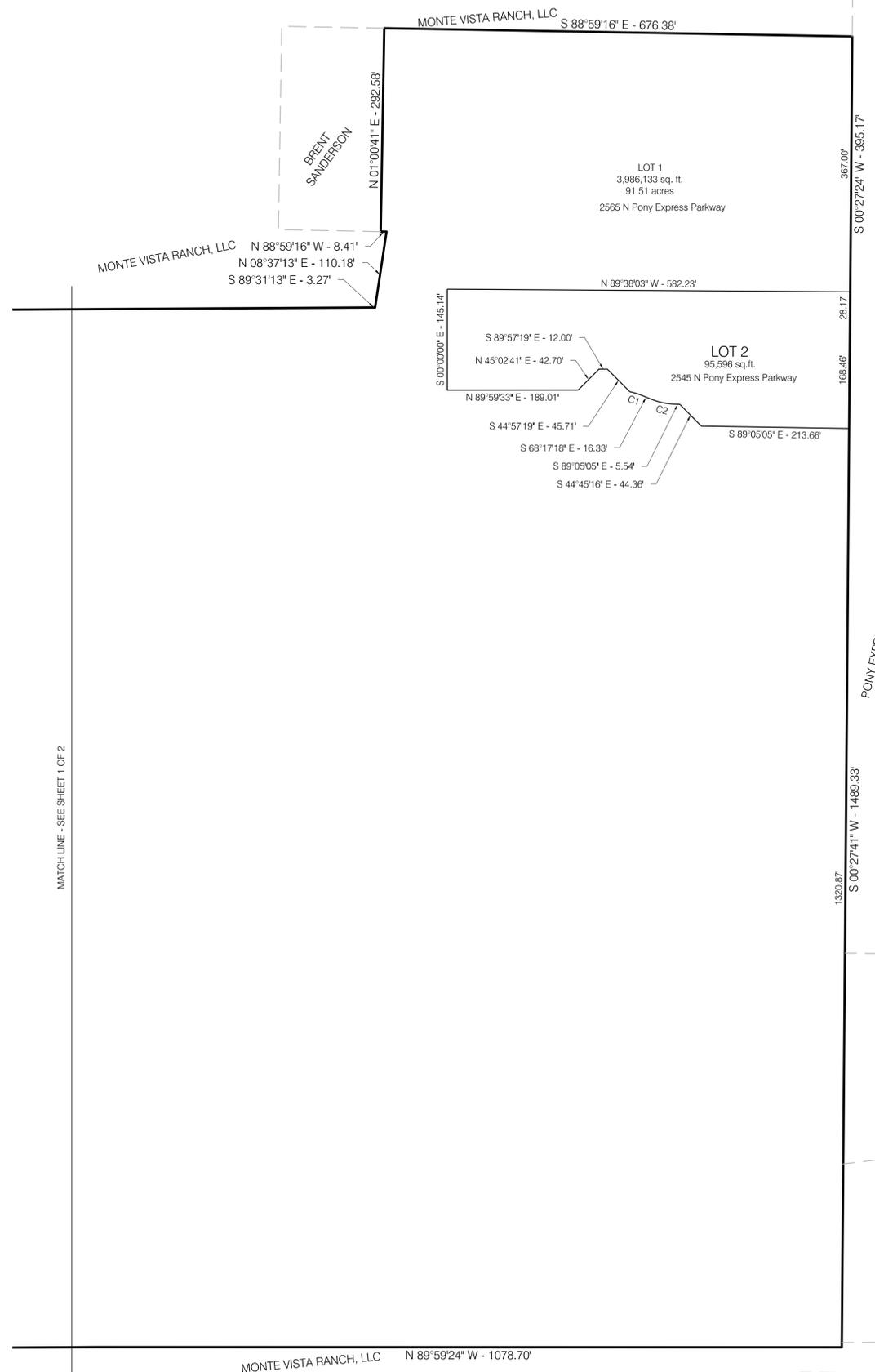
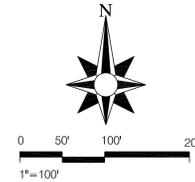
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

\_\_\_\_\_  
CITY ATTORNEY

**PUBLIC WORKS SUBDIVISION**  
A SUBDIVISION LOCATED IN THE W 1/2 OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
SCALE 1\"/>

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

A SUBDIVISION IN EAGLE MOUNTAIN CITY  
 PUBLIC WORKS SUBDIVISION  
 A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 24,  
 TOWNSHIP 6 SOUTH, RANGE 2 WEST  
 SALT LAKE BASE & MERIDIAN



MATCHLINE - SEE SHEET 1 OF 2

Curve Table						
Curve #	Length	Tangent	Radius	Delta	Chord Direction	Chord Length
C1	16.89'	8.46'	100.00'	9°40'32"	S73°07'34"E	16.87'
C2	36.30'	18.35'	100.00'	20°47'47"	S78°41'11"E	36.10'

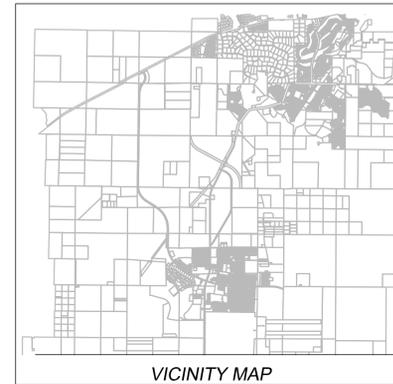
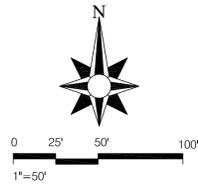
SHEET 2 OF 2

**H&H** ENGINEERING & SURVEYING, INC  
 233 E. MAIN ST., STE 2 - AMERICAN FORK, UT 84003  
 TEL: (801) 756-2488 FAX: (801) 756-3499

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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A SUBDIVISION IN EAGLE MOUNTAIN CITY  
NORTH SUBSTATION PLAT

A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 20,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



NE Corner Section 20  
Record Location (Not Found)  
T. 5 S., R. 1 W., SLB&M



N 00°12'28" E - 2673.02'  
Record Bearing & Distance

STAR WEST EAGLE MOUNTAIN PROPERTIES

S 89°49'30" E - 752.22'

EAGLE MOUNTAIN CITY

N 34°08'21" E - 379.38'

LOT 1  
274,289 sq.ft.

N 89°17'48" W - 964.03'

PONY EXPRESS LAND DEVELOPMENT

PONY EXPRESS LAND DEVELOPMENT

S 00°12'28" W - 323.54'  
DCP SARATOGA



(BASIS OF BEARING)  
S 00°11'38" W - 2676.30'



SE Corner Section 20  
T. 5 S., R. 1 W., SLB&M

**H&H** ENGINEERING & SURVEYING, INC  
45 N. 200 E, STE 2 - AMERICAN FORK, UT 84003  
TEL: (801) 756-2455 FAX: (801) 756-3499

**SURVEYOR'S CERTIFICATE**

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VICTOR E. HANSEN RLS 176695

DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A parcel of land located in the Northeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Located in Eagle Mountain City, Utah, more particularly as described as follows:

Beginning at the East Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N89°17'48"W 964.03 feet along the Quarter Section Line; thence N34°08'21"E 379.38 feet to the Southerly line of the Star West Eagle Mountain Property as described in Entry 62704-2011 and recorded in the Office of the Utah County Recorder; thence S89°49'30"E 752.22 feet along said Star West Eagle Mountain Property to the East line of said Section 20; thence S00°12'28"W 323.54 feet to the point of beginning.

Containing 6.297 acres, more or less.

**OWNER'S DEDICATION**

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OWNER

OWNER

OWNER

OWNER

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COUNTY OF UTAH

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(SEE SEAL BELOW)

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MAYOR (SEE SEAL BELOW)

CLERK/RECORDER (SEE SEAL BELOW)

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CITY ENGINEER \_\_\_\_\_

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CITY ATTORNEY \_\_\_\_\_

**NORTH SUBSTATION PLAT**

A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 20,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
SCALE 1"=50 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL