



## EAGLE MOUNTAIN CITY City Council Staff Report

MARCH 17, 2015

*Project:* **Lakeview Estates Rezone**  
*Applicant:* Steve and Rod Allred  
*Request:* Rezone area of land from Agricultural to Residential  
*Type of Action:* Approval/Deny

### **Location**

The proposed Lakeview Estates rezone property is located southeast of the Cory B. Wride Memorial Highway (SR 73) and Sunset Drive. The property sits between the Cedar Pass Ranch subdivision and the Westview Heights subdivision.

### **Proposal**

The applicant is proposing rezoning approximately 67 acres of land currently zoned agricultural to residential. Included in this application is a concept plan for a proposed residential development. The rezone does comply with the City's Future Land Use General Plan. The General Plan land use designation for this area is Rural Residential which requires lots of a ½-acre minimum. All of the lots in this proposed concept plan are ½ acre or larger. The concept plan utilizes a variation on the buffering requirements. It proposes on the south side of the project a park and open space as the buffer instead of the required 1 acre transition abutting the Cedar Pass Ranch development.



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The proposed concept plan includes the following:

- Four 1-acre lots abutting the Cedar Pass Ranch development to the east.
- 67 ½-acre lots.
- Total Lots = 71 lots for a density of 1.05 units per acre.

### **Surrounding Zoning**

This property is bordered on the north by Cory Wride Memorial Hwy (SR73), on the south by large residential lots, on the west by 1/2 acre or more residential lots and on the east by large

residential lots.

**Lot Frontage**

The City Code requires the following lot frontage requirements. *“Every lot within a subdivision in a Tier I residential development shall have a minimum lot frontage of 40 feet on a cul-de-sac or circle. All other lots shall have a minimum lot frontage of 125 feet along a public street. Lots equal to or greater than one acre in size shall have a minimum lot frontage of 60 feet on a cul-de-sac or circle, and 150 feet along all other streets”.*

**UDOT Right of Way**

UDOT has requested that land is preserved along Cory Wride Memorial Hwy (SR73) for future expansion of the roadway. UDOT is requesting that a 300' ROW is provided along the north side of this development. We recommend that the Council consider including a condition of approval to this application requiring the applicant to work with the City and UDOT to resolve UDOT's request for right-of-way preservation prior to receiving approval for a preliminary plat.

**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 Rural Residential. Based on the overall density this proposal complies with that plan.
- B. Compatibility Determination. The zoning must be reasonably compatible with adjacent land uses. The area is surrounded by residential lots in size from 1/2 acre to 5 acre in size.
- C. Buffering of Incompatible Uses. There are no surrounding incompatible uses.

**Staff Recommendation**

In our opinion the proposed rezoning meets the rezoning criteria for approval. We recommend that the City Council approve the rezoning with a condition that the applicant works with UDOT and the City to resolve UDOT's request for right-of-way preservation prior to receiving approval for a preliminary plat. The City Council can approve, deny, or can table this application with findings of fact (valid reasoning).

**Recommended Motions**

The following motion is provided for the benefit of the City Council. They may be read as the motions or referenced when making motions.

*I move that the City Council approve the Lakeside Estates Rezoning application with the following condition:*

1. The applicant shall work with UDOT and the City to resolve UDOT's request for right-of-way preservation prior to receiving approval for a preliminary plat.

**Attachments:** Concept Plan, Topography Map.

**ORDINANCE NO. O -2015**

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH  
REZONING CERTAIN LANDS REFERRED TO AS LAKEVIEW ESTATES**

*PREAMBLE*

The City Council of Eagle Mountain City finds that it is in the public interest to amend the zoning of certain areas within the City to rezone the area commonly referred to as Lakeview Estates, set forth more specifically on Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the rezoning of the Lakeview Estates area as set forth on Exhibit A.
2. The lands depicted and described on Exhibit A are hereby rezoned to the density and uses as set forth more specifically on Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this \_\_\_\_ day  
of \_\_\_\_\_, 2015.

EAGLE MOUNTAIN CITY, UTAH

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Chris Pengra, Mayor

ATTEST:

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Fionnuala B. Kofoed, MMC  
City Recorder

# **EXHIBIT**

## **A**



# EAGLE MOUNTAIN

# CONCEPT PLAN

MARCH 2015

