

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 26, 2015 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. April 14, 2015
4. Advisory Items (Recommendations to the City Council)
 - A. Cedar Heights – Preliminary Plat; Public Hearing, Advisory Action

This is an applicant-proposed 23-lot subdivision containing lots that are 2 to approximately 6 acres in size, with an average lot size of 2.6 acres. The project is located on the east side of Lake Mountain Road, southeast of the Rocky Mountain Power substation.
5. Discussion Items (No Action)
 - A. Glenmar – Concept Plan; Discussion Item

This is an 11-lot residential project, containing lots between one and two acres in size, located along the northern portion of Lake Mountain Road, on the west of the road on 16.17 acres. The applicant is seeking feedback prior to the review of rezone and preliminary plat applications.
 - B. Porter’s Crossing Town Center – Discussion Item

This project includes and surrounds the Ridley’s Market property. The applicant has been in discussions with the City staff and is working on potential changes to the approved master development plan. He hopes to obtain feedback from the Commission so that he can make revisions and submit an application for a master development plan amendment and finalize a master development agreement.
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 14, 2015 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: Wendy Komoroski, Miriam Allred, John Linton, and Matthew Everett. Excused: Daniel Boles

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

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. March 10, 2015

MOTION:

Matthew Everett moved to approve the March 10, 2015 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: John Linton, Wendy Komoroski, and Matthew Everett. Miriam Allred abstained. The motion passed with 3 ayes and 1 abstention.

4. Election of Chair & Vice-Chair

MOTION:

Wendy Komoroski moved to appoint John Linton as Planning Commission Chair for the 2015 year. Matthew Everett seconded the motion. Those voting aye: Miriam Allred, Wendy Komoroski, and Matthew Everett. John Linton abstained. The motion passed with 3 ayes and 1 abstention.

MOTION:

Miriam Allred moved to appoint Wendy Komoroski as Planning Commission Vice Chair for the 2015 year. Matthew Everett seconded the motion. Those voting aye: John Linton, Miriam Allred, and Matthew Everett. Wendy Komoroski abstained. The motion passed with 3 ayes and 1 abstention.

5. Development Items

A. Agricultural Protective Area Rezone; Public Hearing, Action Item

An application for an Agriculture Protection Area for a property located in the southern portion of Eagle Mountain City just south of the Community Development Building and the sewer treatment plant.

1
2 Mike Hadley explained that the applicant is proposing to create an agricultural protection
3 area. Creating an agricultural protection area guarantees the property owner the right to
4 continued agricultural use regardless of what happens with future development
5 surrounding the property. If development of the surrounding property occurs new
6 development cannot infringe on the agricultural protection area. The rights of the
7 agricultural protection area supersede any of the new developments rights. The property
8 owner/owners can request that the protection be removed and the property rezoned at any
9 time before it is reviewed in twenty years.

10
11 In evaluating the proposal and determining whether or not to create or recommend
12 creating the following criteria should apply as per Utah State Code:

- 13
14 1. Whether or not the land is currently being used for agriculture production.
15 2. Whether or not the land is zoned for agriculture use.
16 3. Whether or not the land is viable for agriculture production.
17 4. The extent and nature of existing or proposed farm improvements.
18 5. In agriculture protection area anticipated trends in agriculture and conditions.
19

20 *Commissioner Linton opened the public hearing at 6:07 p.m.*

21
22 Keith Jonsson, applicant, explained that he has been here for 20 years with about 700
23 acres and has a major investment in the agricultural land. He felt that the land meets the
24 State and City criteria for an agricultural protection area.
25

26 *Commissioner Linton closed the public hearing at 6:13 p.m.*

27
28 **MOTION:**

*Wendy Komoroski moved to recommend approval to the City
Council of the Jonsson Property Agricultural Protective Area
Rezoned. Miriam Allred seconded the motion. Those voting aye:
Wendy Komoroski, John Linton, Miriam Allred, and Matthew
Everett. The motion passed with a unanimous vote.*

29
30
31
32
33
34 **B. Willis Miller Site Plan; Public Hearing, Action Item**

35
36 Ken Sorenson presented the Willis Miller site plan project, The applicant submitted an
37 application to install a storage shed for construction equipment on the 131.7 acre parcel
38 owned by Monte Vista Ranch LC. The building is a steel structure that is approximately
39 56' x 40'. The site is located to the west of the City's Public Works facilities and is
40 accessed via Pony Express Parkway. The applicant states that the shed will be used to
41 store construction equipment used for his business; currently, the applicant stores
42 construction equipment on the site. The applicant has the consent of the landowner to
43 seek a site plan approval for this structure and has indicated that he will be leasing the 5
44 acres that the site plan is located on. Since the property is located in an area that has
45 historically been an agricultural use, current zoning notwithstanding, the applicant has
46 elected to proceed with an application that the applicant believes is compatible with the
47 surrounding area despite not meeting development standards for a property in the
48 Industrial Zone.
49

50 **Zoning**

1 The property is located within the Monte Vista Ranch, LC & Eagle Mountain Properties,
2 LLC Master Development Plan and is zoned 'Industrial.' A storage shed would be a
3 permitted use within this zone; however, there are typically development standards that
4 are required when an individual proceeds with development in certain zones
5

6 Access/Parking

7 The applicant is providing an asphalt entrance with 30-foot radius in the right-of-way.
8 The applicant's site plan identifies the project access road as impervious; it is unclear if
9 this means current or future plans for paving the access road.
10

11 Fire

12 The Fire Marshal has required that the applicant maintains a gravel access road to provide
13 year-round emergency access. Additionally, the Fire Marshal has stipulated that the
14 structure is to be used only for storage purposes, meaning that the structure cannot be
15 used as a repair garage. If used as a repair facility, the Fire Marshal would require asphalt
16 throughout the site and a fire hydrant.
17

18 *Commissioner Linton opened the public hearing at 6:16 p.m.*

19
20 Willis Miller, applicant, explained that he has worked in the area since 1998 and has had
21 a construction yard with his equipment for about five years on the property. He explained
22 that he has had problems with theft and vandalism. He also needs to get his equipment
23 out of the weather. He said that the storage shed would look similar to the public works
24 and sewer buildings. It is out of his means to make it an industrial zone. Commissioner
25 Linton asked Mr. Miller if he would comply with the staff reports conditions. Mr. Miller
26 is willing to accept the conditions.
27

28 *Commissioner Linton closed the public hearing at 6:20 p.m.*

29
30 **MOTION:**

31 *Wendy Komoroski moved to recommend approval to the City*
32 *Council of the Willis Miller Site Plan with the following*
33 *conditions:*

- 34 *1. Only storage of equipment is allowed within the*
35 *structure.*
- 36 *2. Maintain gravel access road to provide year-round*
37 *emergency access.*
- 38 *3. Provide portable fire extinguishers inside the building.*
- 39 *4. Provide street improvements for frontage as required*
40 *by the City Engineer.*

41 *Matthew Everett seconded the motion. Those voting aye: John*
42 *Linton, Wendy Komoroksi, Miriam Allred, and Matthew Everett.*
43 *The motion passed with a unanimous vote.*

44 C. Development Code Amendments – Septic Systems; Public Hearing, Action Item

45 This City-proposed code amendment changes the City's septic system standards with
46 which developers must comply. It amends Chapter 13.20, 15.45, & 17.25.
47

48 Steve Mumford presented the septic system code amendment. He said that the EPA
49 estimates that 25% of U.S. homes operate with a septic system and 10% - 20% of these
50 systems fail each year. He explained that the Utah County Health Department has
51 concerns.

1
2 Health Department Concerns:

- 3 • Oversaturation (too many septic tanks in one area)
4 • Eventual groundwater pollution
5 • Bedrock prevents percolation
6 • Not enough room for a replacement septic system on ½ acre lots
7

8 Currently:

- 9 • Septic tanks allowed on lots as small as ½ acre
10 • Allowed if located further than 300 feet from a sewer line
11 • Examples: Valley View Ranch, North Ranch, Sage Valley, Meadow Ranch,
12 Cedar Pass Ranch
13 • A large majority of cities in Utah County do not allow septic tanks
14

15 Proposal:

- 16 • City may require property owners to connect to the sewer system at the property
17 owner's expense if the septic system is polluting the storm water or groundwater,
18 impairing any culinary wells, or violating the Water Source Protection Overlay
19 Zones.
20 • Only allowed in the following situations:
21 • Lots in an existing septic system subdivision
22 • Larger than 5 acre lot not in a subdivision
23 • Lot larger than 2 acres & at least ¼ mile from existing sewer line
24 • Plat note will require owner to connect once a sewer line is within 300 feet of the
25 building, and to support an assessment area, if proposed.
26

27 Commissioner Everett asked how the City would determine the source of the pollution from the
28 septic tanks. Mr. Mumford explained that the City would have to require a study of the area to
29 determine the source of the pollution. He said that the City could add wording to the Code to
30 require the proper scientific study be performed.
31

32 *Commissioner Linton opened the public hearing at 6:38 p.m.*
33

34 None
35

36 *Commissioner Linton closed the public hearing at 6.38 p.m.*
37

38 **MOTION:**

*Wendy Komoroski moved to recommend approval to the City
Council of the Development Code Amendments – septic systems.
Matthew Everett seconded the motion. Those voting aye: John
Linton, Wendy Komoroksi, Miriam Allred, and Matthew Everett.
The motion passed with a unanimous vote.*

43
44 D. Development Code Amendments – Parks & Open Space; Public Hearing, Action Item
45 This City-proposed code amendment changes the City's parks and open space standards
46 with which developers must comply. It amends Chapter 16.30, 16.35, 17.10, & 17.30.
47

48 Mr. Mumford presented the Parks and Open Space amendments.
49

50 Goals:

- 51 • Creative, unique, destination parks

- Better improvements & amenities (not just the bare minimum or the basics)
- Parks improved earlier in the process
- Finished parks
- Parks to be designed as a key feature in the development, not the left-over or unbuildable pieces
- Encourage larger parks, combined with other projects
- Simplify the process

Goal: Simplify the Process

- Easier calculation = 1,000 sq ft / unit
- Simplify Parks & Open Space worksheet (submitted with preliminary plat)
- Park Classification
 - Simply requiring “improved open space” instead of pocket parks, neighborhood parks, etc.
- Requiring park acreage per unit rather than per buildable acre – 1,000 sq ft per unit/lot
 - Average Master Plan / Prelim Plat Acreage = 993 sq ft / unit
 - Scenic Mountain = 789 sq ft / unit
 - Oquirrh Mountain = 1,181 sq ft / unit
 - Evans Ranch = 1,196 sq ft / unit
 - Hidden Valley = 1,023 sq ft / unit
 - Clearview Estates = 1,249 sq ft / unit
 - Pole Canyon = 873 sq ft / unit
 - SilverLake (new section) = 781 sq ft / unit
 - Porter’s Crossing Town Center = 898 sq ft / unit
 - Sunset Ridge = 1,175 sq ft / unit
 - Harmony = 584 sq ft / unit

Goal: Finished Parks

- Allow developers to “buy-down” acreage by providing extra amenities/improvements at a ratio of 150 points / acre, at the discretion of the PC & CC.
- If less than 2 acres are required, and no HOA exists or will exist, then City may require a fee-in-lieu or improvement of an existing park.
- Don’t count natural open space areas as “improved open space.”

Goal: Parks Improved Earlier in the Process

- Require parks to be completed with project infrastructure, or bonded 200% with first two plats.

Goal: Better Improvements & Amenities

- Point system = 100 points/acre
- Points based upon cost of improvements (approx. \$500/point)
- More points may be given for creativity & unique improvements
- Allow developers to “buy-down” acreage by providing extra amenities/improvements at a ratio of 150 points / acre, at the discretion of the PC & CC.

Goal: Parks Designed as Key Features of Development

- Point Values & Cost do not include grading, excavation, clearing, grubbing, or utility costs
- Included as a requirement in 16.35.105

Goal: Encourage Larger Parks

- Reducing the fee-in-lieu to \$3.50 / sq ft of required park space

- 1 • Park size minimum of 2 acres for City-owned parks
- 2 • If less than 1 acre is required, a fee-in-lieu is required
- 3 • PC & CC may require a fee-in-lieu for Tier I open space requirements (encouraged)

4
5 Goal: Creative, Unique, Destination Parks

- 6 • Impact fees
- 7 • Put together a packet of amenities or improvements that are desired by the City, from
- 8 which developers & City staff can choose when designing parks

9
10 Commissioners were concerned with getting away from pocket parks all together. They
11 realized that some pocket parks were under-utilized, where others were highly utilized.
12 Commissioner Linton requested that the word maybe be used for pocket parks, because in
13 some subdivisions it makes more sense to have a pocket park than a larger park farther
14 away.

15
16 *Commissioner Linton opened the public hearing at 7:15 p.m.*

17
18 Elise Erler, SITLA, explained how important preserving parks and open space is for the
19 future of Eagle Mountain.

20 Her suggestions and concerns:

- 21 • She understands how hard it is to complete large parks. She suggested that the
- 22 City leave unfinished areas as lawn for parks, to help with longevity and new
- 23 generations' needs for parks.
- 24 • The City should give developers incentive to help develop larger parks.
- 25 • The City should look at getting land up front from the developer.
- 26 • She liked the idea of consolidating parks.
- 27 • She was concerned with reducing the fee-in-lieu to \$3.50.
- 28 • The City should put more value on natural open space like ridges and hill tops.
- 29 She said the code only gives the developer value for trails.
- 30 • City shall determine the timing and location of park improvements with the fee-
- 31 in-lieu.
- 32 • The City should add water-wise landscaping to the Code.
- 33 • Putting park concept plan on the City web.
- 34 • 110 percent for the bond need to be clarified in the code.

35
36 *Commissioner Linton closed the public hearing at 7:43 p.m.*

37
38 Commissioner Komoroski liked the idea of having long term plans for parks in the Code.

39
40 Commissioner Linton was concerned about reducing the fee-in-lieu to \$3.50. Mr.
41 Mumford explained that Eagle Mountain City is higher than other cities. The developers
42 have been discouraged from paying the fee-in-lieu, and the City is left with small,
43 undesirable parks the developers just throw in anywhere. Commissioner Allred suggested
44 that the City leave the \$5.75 fee-in-lieu.

45
46 Commissioners liked the idea of giving credits to developers for natural open space like
47 ridges and hill tops at the Commissioners' and City Council discretion. Mr. Mumford
48 said that he would look into preserving ridge tops.

49
50 Commissioners recommended water-wise landscaping.

1 **MOTION:**

Wendy Komoroski moved to recommend approval to the City Council of the Development Code Amendments – parks & open space with the recommendations that were discussed in the meeting. Miriam Allred seconded the motion. Those voting aye: John Linton, Wendy Komoroksi, Miriam Allred, and Matthew Everett. The motion passed with a unanimous vote.

2
3
4
5
6
7
8 6. Adjournment

9
10 The meeting was adjourned at 7:58 p.m.

11
12 APPROVED BY THE PLANNING COMMISSION ON APRIL 28, 2015

13
14 _____
15 Steve Mumford, Planning Director
16

DRAFT



EAGLE
MOUNTAIN

EAGLE MOUNTAIN CITY
Planning Commission Staff Report

MAY 26, 2015

Project: **Cedar Heights – Preliminary Plat**
Applicant: Tiffany Walden – Monte Vista Ranch, LC
Type of Action: Action Item (Recommendation to City Council); Public Hearing

PROPOSAL

The applicant is proposing a 23-lot development of lots between 2 and approximately 6 acres in size, located on the east side of Lake Mountain Road, southeast of the Rocky Mountain Power substation. Here are the plat calculations:

<u>PLAT CALCULATIONS</u>	
TOTAL ACREAGE:	64.863 ACRES
BUILDABLE ACREAGE:	64.863 ACRES
TOTAL ACREAGE IN LOTS:	61.005 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	115,538 SF/2.652 ACRES
LARGEST LOT SIZE:	267,754 SF/6.147 ACRES
SMALLEST LOT SIZE:	87,360 SF/2.006 ACRES
OVERALL DENSITY:	0.35 LOTS/ACRE
TOTAL # OF LOTS:	23 LOTS

Noteworthy Items / Items to Consider

1. General Plan Compliance

This property is currently designated as “Mixed Use Residential” in the City’s Future Land Use Map, which allows for a mix of residential densities. While the proposal is really a “rural residential” development, it complies with the General Plan.

2. Current Zoning

This property is zoned “Residential” in the Eagle Mountain Properties Master Development Plan. Single-Family detached housing is a permitted use in this zone.

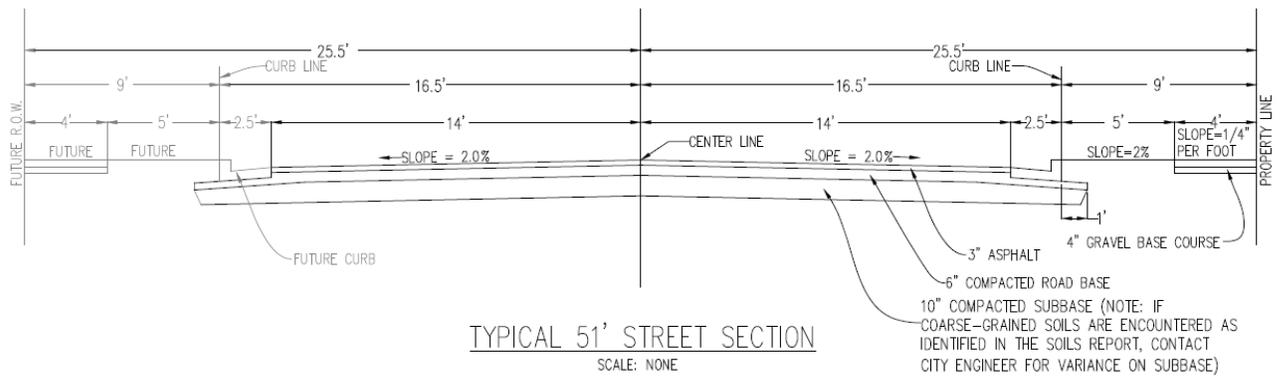
3. 1997 Interim Development Code

This applicant has the ability to choose to comply with the 1997 Interim Development Code or the Current City Code, and has chosen the '97 code.

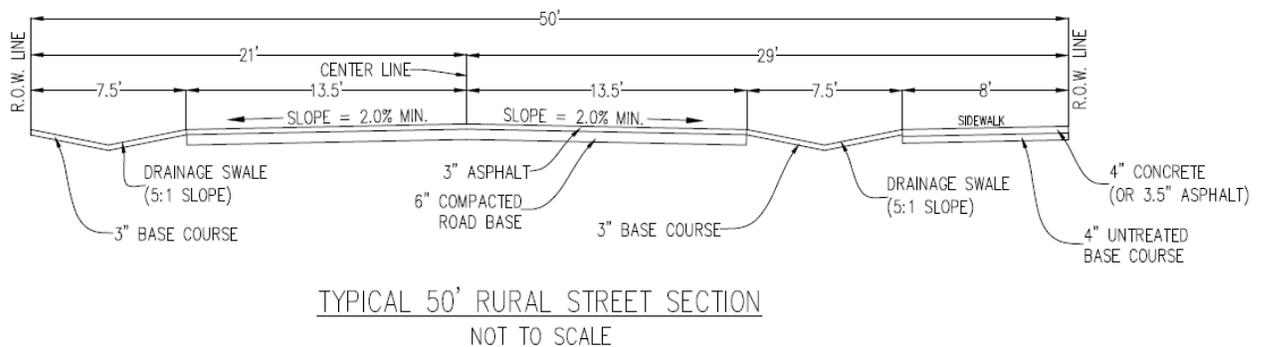
4. Transportation / Roads

In order to provide proper access to this subdivision that meets the International Fire Code, Lake Mountain Road must be paved according to City standards from another asphalt road. The proposal is to install a 26-foot wide section of asphalt from the terminus of the asphalt at Eagle Point I (south of this project) to the project. Through Eagle Point Plat I, Lake Mountain Road is 60 feet wide. Also, the

sections of Lake Mountain Road that have been dedicated to the City (much further north) are 60 feet wide. This section should also be planned and designed to be 60 feet wide.



The internal loop road is proposed to follow the 50-foot wide rural street section, with drainage swales on both sides and an 8-foot wide asphalt trail on one side.



5. Utilities (septic systems)

These lots are proposed to have septic systems. The property is about 1,000 feet away from an existing City sewer line. This application was submitted prior to the City amending the code concerning septic tanks, which added the distance requirement of at least 1,320 feet. This project complies with the code at the time it was submitted. A preliminary septic tank letter is required from the County Health Department prior to preliminary plat approval by the City Council.

6. Drainage

The property contains two natural drainage paths, which have been shown as 30-foot wide drainage easements on the plans. Four retention ponds are shown on the plans. The City Engineer is requiring that these ponds be dedicated to the City and improved to a maintainable standard. The plan will need to be revised to show this change.

7. Improved Open Space

Required improved open space:

- 2.5 acres / 400 lots * 23 lots = **6,262 square feet.**

The applicant is requesting to pay a fee-in-lieu of the required improved open space. The City's current code calculates the fee-in-lieu at \$5.75/sq ft, or a total of \$36,006.50 for this project. The '97 code does not contain a method for calculating a fee-in-lieu. As we understand it, the applicant will be proposing an alternative fee-in-lieu that is more closely aligned with his recent park improvement costs. You will have to make a determination as to whether the proposal is reasonable.

8. Architectural Design Review

The homes built in this subdivision must comply with Chapter XII.M of the 1997 Code, which contains architectural design standards.

9. Lighting

All outdoor lighting must be full cut-off, dark-sky compliant in accordance with Chapter X.D.

RECOMMENDATION SECTION

You (the Planning Commission) can recommend to the City Council approval, denial, or you can table this project. **Staff recommends that the Commission recommend approval of this project with the following conditions:**

1. Lake Mountain Road must be improved to City Standards, connecting the project to the existing road in Eagle Point I. The asphalt road must be at least 26 feet wide.
2. The Lake Mountain Road right-of-way must be 60 feet wide.
3. A preliminary septic systems approval letter from the Utah County Health Department must be submitted prior to City Council approval.
4. All retention/detention ponds must be ponds be dedicated to the City and improved to a maintainable standard.
5. A park fee-in-lieu of \$_____ must be paid to the City Recorder's Office prior to the first final plat recordation.
6. All outdoor lighting must be full cut-off and dark-sky compliant in accordance with Chapter X.D of the 1997 Code.

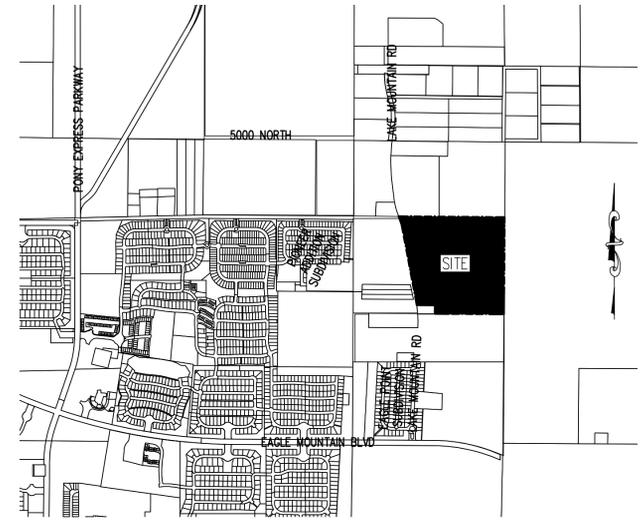
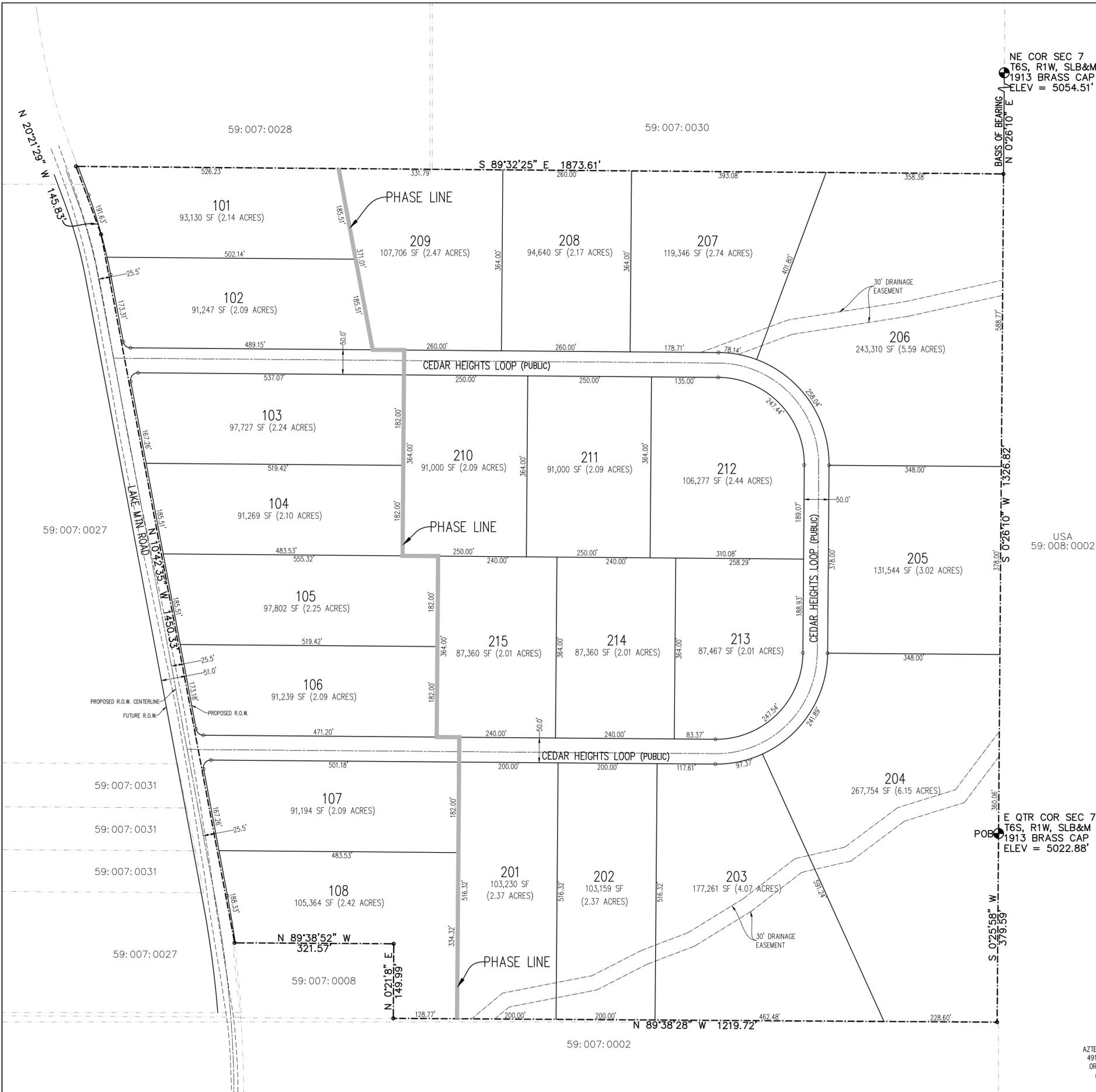
Recommended Motions

The recommended motions are provided for the benefit of the Planning Commission and may be read or referenced when making a motion. The Planning Commission has the option to approve with conditions, table, or deny the application, and should make one of the following motions:

I move that the Planning Commission (approve with the conditions listed in the staff report (and any changes)...; table; or deny) the Cedar Heights Preliminary Plat for the following reasons...

ATTACHMENTS:

- Preliminary Plat
- Utility Plan
- Grading, Drainage, and Erosion Plan



LEGAL DESCRIPTION

Beginning at the East Quarter Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°25'58" West along section line 379.59 feet; thence North 89°38'28" West 1219.72 feet; thence North 0°21'08" East 149.99 feet; thence North 89°38'52" West 321.57 feet to the easterly boundary of Lake Mountain Road; thence North 10°42'35" West along Lake Mountain Road 1450.33 feet; thence North 20°21'29" West along Lake Mountain Road 145.83 feet; thence South 89°32'25" East 1873.61 feet; thence South 0°26'10" West along section line 1326.82 feet to the point of beginning.

Area = 64.863 Acres

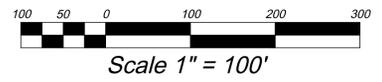
PLAT CALCULATIONS

TOTAL ACREAGE:	64.863 ACRES
BUILDABLE ACREAGE:	64.863 ACRES
TOTAL ACREAGE IN LOTS:	61.005 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	115,538 SF/2.652 ACRES
LARGEST LOT SIZE:	267,754 SF/6.147 ACRES
SMALLEST LOT SIZE:	87,360 SF/2.006 ACRES
OVERALL DENSITY:	0.35 LOTS/ACRE
TOTAL # OF LOTS:	23 LOTS

- GENERAL NOTES**
- SEE SHEET 3 FOR EXISTING CONTOURS.
 - THERE ARE NO AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT (NOT INCLUDING THE TWO DRAINAGE SWALES RUNNING THROUGH THE PROPERTY). THEREFORE, A SLOPE ANALYSIS PLAN HAS NOT BEEN PROVIDED FOR THIS SITE.
 - TURNAROUNDS WILL BE PROVIDED AT PHASING LINES WITH A 96-FOOT RADIUS PAVED TURN AROUND OR AN APPROVED PAVED HAMMERHEAD FIRE TURN AROUND.
 - BUILDING PADS, BUILDING ENVELOPES, AND BUILDING SETBACKS WILL BE PROVIDED WITH THE FINAL PLAT.
 - LAKE MOUNTAIN ROAD IS PROPOSED TO BE A LOCAL STREET AT THIS TIME. IF IT IS CHANGED TO A COLLECTOR IN THE FUTURE, LOTS ALONG COLLECTOR ROADS SHALL CONTAIN A CIRCULAR DRIVEWAY OR NOT BE ALLOWED TO FRONT THE COLLECTOR ROAD.

SHEET INDEX

1. PRELIMINARY PLAT
2. UTILITY PLAN
3. GRADING, DRAINAGE & EROSION PLAN



BENCH MARK		REVISIONS	
EAST QUARTER CORNER, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5022.88	Rev.	Date	Description
	1	05/20/15	REVISED AS PER CITY COMMENTS DATED 5/12/15

AZTEC ENGINEERING, INC.
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308

Developer/Property Owner:
Mike Wren
Phone: (801) 636-5948

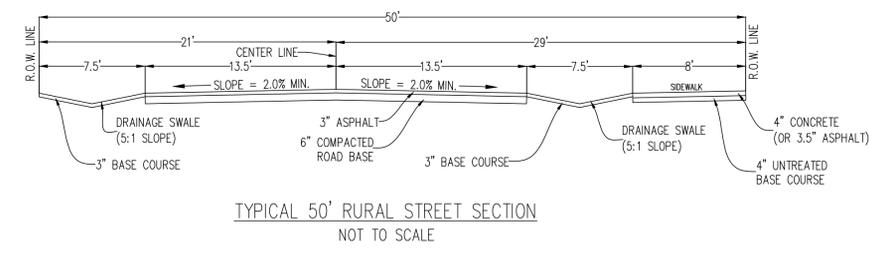
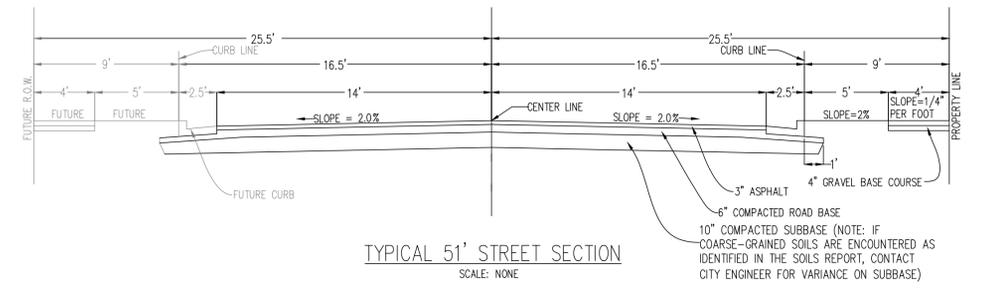
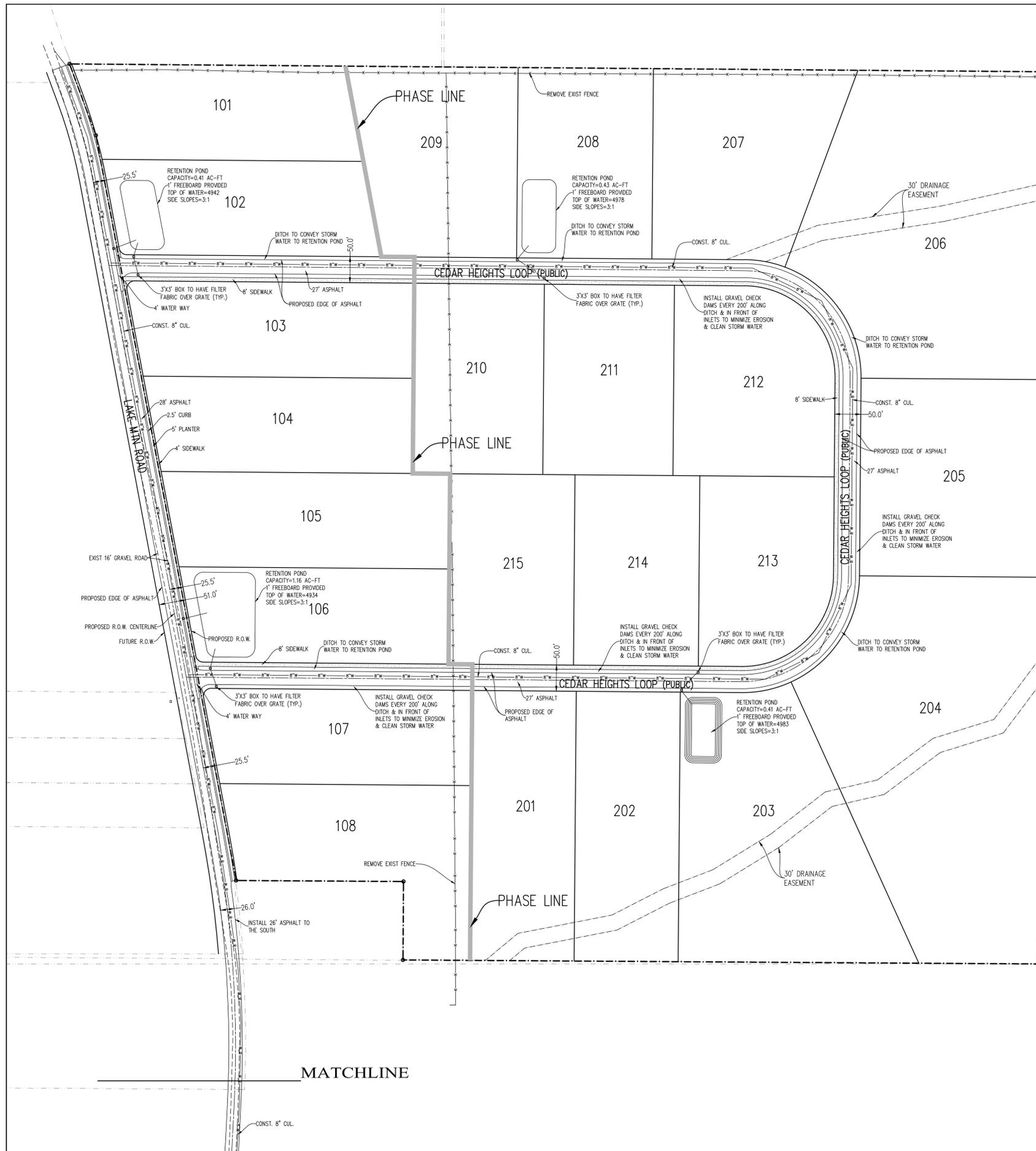
EXCE ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504, F: (801) 756-4511

CEEDAR HEIGHTS SUBDIVISION UTAH

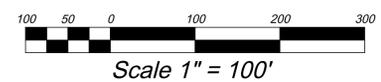
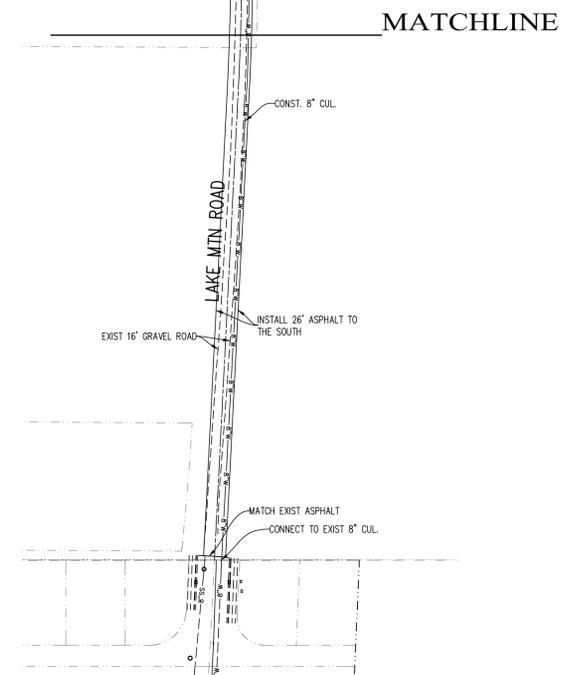
PRELIMINARY PLAT

LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M

Scale: 1"=100'
Date: 04/22/15
1 OF 3



SEWER NOTE
EACH LOT IS TO HAVE ITS OWN SEPTIC TANK SYSTEM TO HANDLE ITS SEWAGE.



BENCH MARK		REVISIONS	
EAST QUARTER CORNER, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5022.88	Rev.	Date	Description
	1	05/20/15	REVISED AS PER CITY COMMENTS DATED 5/12/15

Developer/Property Owner:
Mike Wren
Phone: (801) 636-5948

EXCE ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504, F: (801) 756-4511

CEDAR HEIGHTS SUBDIVISION UTAH

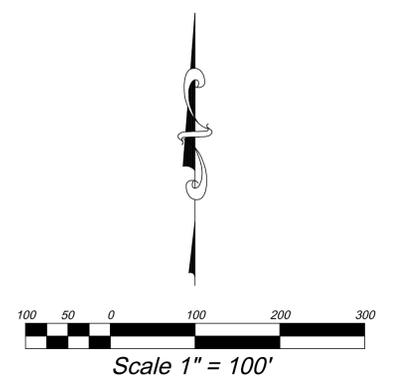
UTILITY PLAN

Scale: 1"=100'
Date: 04/22/15
2 OF 3

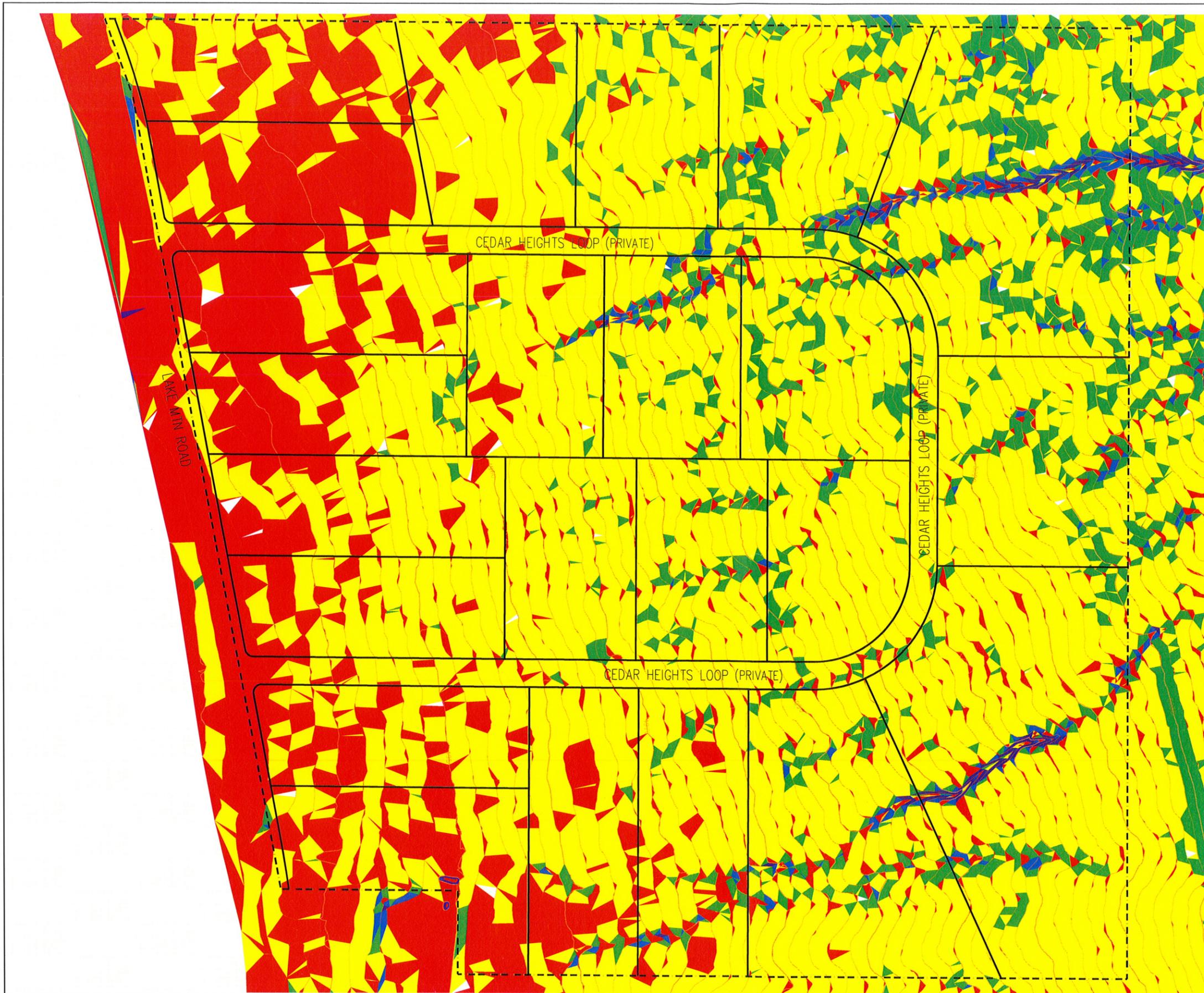


- GRADING NOTES:**
- RETENTION WAS SIZED FOR 100-YEAR EVENT. SEE SEPARATE STORM DRAIN REPORT FOR CALCULATIONS.
 - THERE ARE NO FLOOD HAZARDS IN THIS PROJECT.
 - HISTORICAL ADJACENT UNDEVELOPED RUNOFF: THE ADJACENT UNDEVELOPED AREA TO THE NORTHEAST OF THE DEVELOPMENT WILL FLOW TOWARDS THE SUBDIVISION AND IS CAPTURED IN AN EXISTING DRAINAGE SWALE. THIS EXISTING SWALE WILL DRAIN INTO THE PROPOSED DITCH THAT IS PART OF THE RURAL ROAD SECTION WHICH WILL THEN ROUTE THE STORM WATER TO A RETENTION BASIN. THIS OFF-SITE UNDEVELOPED AREA WAS INCLUDED IN THE STORM DRAIN CALCULATIONS.
 - THE ADJACENT UNDEVELOPED AREA TO THE SOUTHEAST OF THE DEVELOPMENT WILL CONTINUE TO FLOW IN THE EXISTING DRAINAGE SWALE THAT IT HAS HISTORICALLY FLOWED IN. HISTORICAL DRAINAGE PATTERNS WILL NOT BE ALTERED. THE EXISTING SWALE WILL BE UNALTERED AS IT FLOWS THROUGH THE SUBDIVISION. PROPOSED HOMES WILL BE BUILT IN FRONT OF THE EXISTING SWALE SO AS NOT TO DISTURB IT.
 - EACH LOT IS TO BE GRADED UP AT 2% FROM THE STREET TO THE PROPOSED HOUSE. WATER FROM THE REAR OF THE HOME SHALL BE GRADED AROUND THE HOUSE AND OUT TO THE STREET TO PREVENT PONDING AND FLOODING.
 - MAXIMUM SLOPES ACROSS STREETS AND AT INTERSECTIONS NEED TO MEET CITY STANDARDS.
 - MASTER DRAINAGE PLANS TO BE APPROVED AND FOLLOWED BY BUILDERS.
 - SOILS REPORTS ARE REQUIRED FOR EACH LOT AND MUST BE PROVIDED PRIOR TO FOOTING FORMS.
 - NO RETAINING WALLS TO BE CONSTRUCTED IN THIS SUBDIVISION.
 - NO ROAD GRADES EXCEED THE MAXIMUM ALLOWABLE STREET GRADE OF 12%. THE STEEPEST STREET GRADE PROPOSED IN THIS SUBDIVISION AT THIS TIME IS 7.6%

- EROSION CONTROL NOTES:**
- EACH PHASE OF CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES
 - CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF EACH PHASE.
 - INSTALL A CONSTRUCTION ENTRANCE FOR EACH PHASE.
 - CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION.
 - IMPLEMENT DUST CONTROL MEASURES FOR EACH PHASE.
 - CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.



BENCH MARK		REVISIONS	
EAST QUARTER CORNER, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5022.88	Rev.	Date	Description
	1	05/20/15	REVISED AS PER CITY COMMENTS DATED 5/12/15
Developer/Property Owner: Mike Wren Phone: (801) 636-5948		CEDAR HEIGHTS SUBDIVISION UTAH	
EXCE ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504, F: (801) 756-4511		Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	Scale: 1"=100' Date: 04/22/15 3 OF 3
		GRADING, DRAINAGE & EROSION PLAN	



Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	4.99%	Red
2	5.00%	9.99%	Yellow
3	10.00%	14.99%	Green
4	15.00%	24.99%	Blue
5	25.00%	100.00%	Purple

Developer/Property Owner:
 Mike Wien
 Phone: (801) 636-5948

EXCE ENGINEERING
 David W. Peterson, P.E., License #270393
 12 West 100 North, Suite 201, American Fork, UT 84003
 P: (801) 756-4504, F: (801) 756-4511

CEDAR HEIGHTS

EAGLE MOUNTAIN	UTAH
Drawn by: G.J.Y.	Scale: NTS
Designed by: G.J.Y.	Date: 04/22/15
Checked by: D.W.P.	1 OF 1

SLOPE ANALYSIS PLAN



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

MAY 26, 2015

Project: **Glenmar**
Applicant: Glen & Marianne Smith
Request: Concept Plan Review
Type of Action: Discussion Item

Recommendation

The Planning Department recommends that the Planning Commission review the Glenmar Subdivision 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 project is located along the northern portion of Lake Mountain road on the west side of the road on 16.17 acres and includes 11 single-family lots. The project has a density of .68 units per acre. The maximum lot size is 74,526 sq. ft. and the minimum lot size is 43,592 sq. ft.

Zoning

The applicant must rezone the property to residential with a minimum lot size for this project. This matches the City's future land use map, which designates this as rural residential lots with a ½ acre minimum. The rezone of this property will be on the agenda for the next Planning Commission meeting.

Sewer

Since there are no sewer connections within the area this project will be utilizing septic tanks. The City Council just amended the City's code requiring that sewer is only allowed on (1) lots 1 acre or larger, (2) is in a proposed subdivision that is located at least ¼ mile (1,320 feet) away from an existing sewer line and (3) is not within the Water Source Protection Overlay Zone. This project complies with the City's Code.

Power Lines

There are power lines that run on the property along the western boundary. Utility easements will be required and discussed with Rocky Mountain Power.

Lake Mountain Road

In the past the city has received different inquiries about development along Lake Mountain Road. The biggest issue that inhibits development is the requirement for Lake Mountain Road to be upgraded to a hard surface road per fire code. This means that it would need to be paved with concrete or asphalt from Pony Express Parkway to the end of any project property line. This is still the requirement and the applicant is aware of this requirement.

Future Reviews

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

Attachments

Concept Plan



CONCEPT PLANS FOR
REVIEW ONLY

GLENMAR RANCH

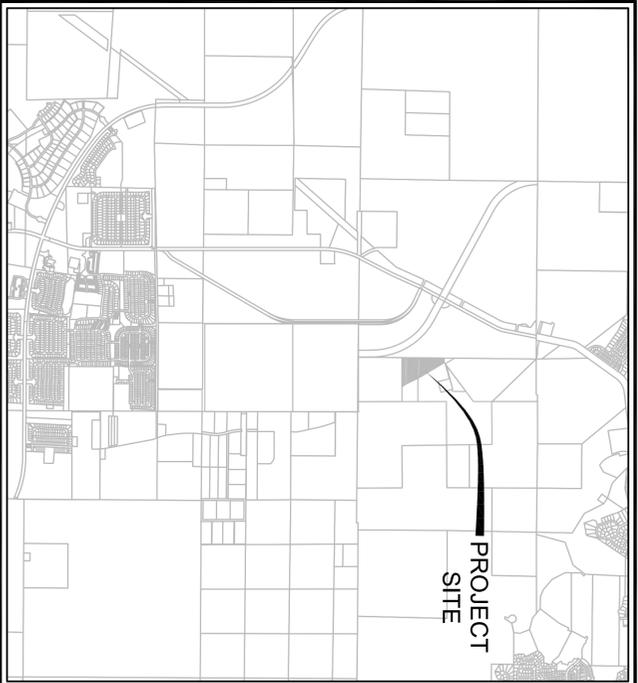
SINGLE FAMILY RESIDENTIAL SUBDIVISION

IN EAGLE MOUNTAIN, UTAH

April 29, 2015

PROJECT NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE OR FAILURE BY THE CONTRACTOR TO PERSONAL WORK ACCORDING TO CONTRACT DOCUMENTS.
3. ALL OPEN SPACE AND PARKS SHALL BE DEDICATED TO EAGLE MOUNTAIN CITY.
4. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE LOCATED BASED ON FIELD EVIDENCE AND RECORD INFORMATION. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.



VICINITY MAP
SCALE: NTS

Property Address:

Approx. 6100 N. Lake Mountain Road
Eagle Mountain, Utah

Owner / Developer:

Glenneth and Marianne Smith
6104 N. Lake Mountain Road
Eagle Mountain, Utah 84005
Tel: 801.616.6765
Attn: Glenneth Smith

Engineer / Surveyor

H&H Engineering and Surveying, INC
42 North 200 East, Suite 1
American Fork, UT 84003
Tel: 801-756-2488
Attn: Victor Hansen
victor@h-heng.com

LEGEND

Section Line	—	—	—
Boundary Line	—	—	—
Lot Line	—	—	—
Center Line	—	—	—
Right-Of-Way Line	—	—	—
Easement Line	—	—	—
Set Back Line	—	—	—
Existing Potable Water	W	—	W
Existing Sanitary Sewer	SS	—	SS
Existing Secondary Water	R	—	R
Existing Storm Drain	SD	—	SD
Existing Gas Line	GAS	—	GAS
Existing Fiber Optics	FO	—	FO
Existing Telephone Cable	TEL	—	TEL
Existing Power Cable	P	—	P
Existing Fences Line	X	—	X
Existing Major Contour Line	---	---	---
Existing Minor Contour Line	---	---	---
Proposed Potable Water	W	---	W
Proposed Sanitary Sewer	SS	---	SS
Proposed Secondary Water	R	---	R
Proposed Storm Drain	SD	---	SD
Proposed Gas Line	GAS	---	GAS
Proposed Fiber Optics	FO	---	FO
Proposed Telephone Cable	TEL	---	TEL
Proposed Power Cable	P	---	P
Proposed Major Contour Line	---	---	---
Proposed Minor Contour Line	---	---	---

SHEET INDEX

C-01	COVER SHEET
C-02	Concept Site Plan

NO.	DATE	DESCRIPTION

H&H
ENGINEERING & SURVEYING, INC.

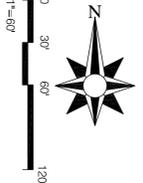
42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

PROJECT NAME:
GLENMAR RANCH
N. LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO.: 15-489-01
DATE: Apr 29, 2014
HOR SCALE: NTS
VER SCALE: N/A
ENGINEER: VH
DRAWN: BS
CHECKED: VH

TITLE
COVER SHEET

SHEET 1 OF 2
C-01



Development Summary

Proposed Zoning:	Tier 1 Residential
Minimum Lot Size	43,590 sq.ft. 1.0 acres
Min. Lot Width/Forage	150 ft.
Min. Front Yard Setback	50 ft.
Min. Rear Yard Setback	50 ft.
Min. Side Yard Setback	25 ft.
Min. Cor. Side Yard	25 ft.
Max. Building Height	35 ft.
Development:	
Total Developed Area	704,434 sq.ft.
Total Number of Lots	16.17 acres 11 Lots
Density	0.68 units/acre
Min. Lot Size	43,592 sq.ft.
Max. Lot Size	74,526 sq.ft.
Average Lot Size	56,650 sq.ft.
Median Lot Size	55,627 sq.ft.

Curve Table

Curve #	Length	Tangent	Radius	Delta	Chord Direction	Chord Length
C1	45.24'	22.64'	515.00'	5.0200°	S28°21'00"E	45.23'
C2	78.72'	39.45'	485.00'	9°18'00"	S30°29'00"E	78.64'
C3	83.89'	41.89'	515.00'	9°18'00"	N30°29'00"W	83.89'
C4	23.56'	15.00'	15.00'	90°00'00"	N70°50'00"W	21.21'
C5	73.19'	37.23'	162.00'	25°53'12"	S77°06'39"W	72.57'
C6	17.14'	9.64'	15.00'	65°27'23"	S57°19'30"W	16.22'
C7	57.61'	32.48'	50.00'	66°00'41"	S57°36'03"W	54.47'
C8	78.06'	49.52'	50.00'	89°29'42"	N44°40'03"W	70.57'
C9	79.02'	50.49'	50.00'	90°33'16"	N45°19'51"E	71.05'
C10	56.64'	31.79'	50.00'	64°54'09"	S65°56'27"E	53.66'
C11	17.14'	9.64'	15.00'	65°27'23"	S57°19'30"E	16.22'
C12	62.35'	31.72'	138.00'	25°53'12"	N77°06'39"E	61.82'
C13	23.56'	15.00'	15.00'	90°00'00"	N19°10'00"E	21.21'
C14	42.61'	21.32'	485.00'	5.0200°	N28°21'00"W	42.59'
C15	23.56'	15.00'	15.00'	90°00'00"	N75°50'00"W	21.21'
C16	17.14'	9.64'	15.00'	65°27'23"	S26°24'19"W	16.22'
C17	84.59'	56.45'	50.00'	96°55'55"	S42°08'33"W	74.86'
C18	78.06'	49.52'	50.00'	89°29'42"	N44°40'09"W	70.57'
C19	63.60'	36.91'	50.00'	72°52'32"	S36°29'28"W	59.39'
C20	45.08'	24.20'	50.00'	51°39'39"	N81°14'26"W	43.57'
C21	17.14'	9.64'	15.00'	65°27'23"	N88°08'19"W	16.22'
C22	23.56'	15.00'	15.00'	90°00'00"	S14°08'00"W	21.21'
C23	19.28'	11.23'	15.00'	73°38'00"	S67°41'00"E	17.98'
C24	12.31'	6.53'	15.00'	47°02'14"	S51°58'53"W	11.97'

NO.	DATE	DESCRIPTION

H&H
ENGINEERING & SURVEYING, INC.

42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

PROJECT NAME:
GLENMAR RANCH
N. LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO.: 15-458-01
DATE: Apr 29, 2014
HOR SCALE: 1"=60'
VER SCALE: N/A
ENGINEER: JH
DRAWN: BS
CHECKED: JH

TITLE:
**PRELIMINARY
SITE PLAN**

SHEET
2 OF 2
C-02