

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 9TH, 2016 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. January 26th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Evans Ranch MDP Amendment – Public Hearing, Action Item
An amendment to the approved Master Plan, which proposes to move development pods, increase the number of residential units/lots to 440, and amends exhibits 4 and 5 of the Master Development Agreement.
 - B. Development Code Amendments- Chapter 17.90 Rezoning of Property – Public Hearing, Action Item
City-proposed changes to the Rezoning of Property chapter which clarifies the approval criteria and restricts rezone applications from being accepted within one (1) year of a failed rezone attempt.
5. Next scheduled meeting: February 23rd, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 26, 2016 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: Wendy Komoroski, John Linton, and Mike Owens. Excused: Daniel Boles and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Ben Reaves

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. December 8th 2015

MOTION: *Wendy Komoroski moved to approve the December 8, 2015 meeting minutes. Mike Owens seconded the motion. Those voting aye: Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Eagle Mountain Benches Rezone, Public Hearing, Recommendation to City Council, Action Item

Mike Hadley explained that the project being proposed is a rezone of approximately 101 acres of property from Agriculture to Residential. The proposed project is for 1 acre lots or larger. The applicant has made a transition buffer between the lot sizes.

Commissioner Linton was concerned about the unbuildable lots being shown as lots. He was also concerned with accessibility to the corridor and some of the lots being proposed.

Commissioner Linton opened the public hearing at 6:10 p.m.

Jeff Scott, applicant, stated that the transition between the lots size was requested by the City Council. There will also be a strip of land between the current Lake Mountain Road development and the Eagle Mountain Benches that will be left Agriculture. The transition buffer and the strip would set the new development away from the current development.

1 He said that they added the power line corridor to the lots so that the lot owners could use
2 the space for grazing horses. There will be stipulations on where they can build their
3 homes on those lots.
4

5 *Commissioner Linton closed the public hearing at 6:12 p.m.*
6

7 **MOTION:** *Wendy Komoroski moved to recommend approval of the Eagle
8 Mountain Benches rezone to the City Council with the following
9 conditions:*

- 10 *1. The lot size minimum for the proposed rezone is 1 acre or larger.*
- 11 *2. Lots 38, 39, and 40 to be accessible.*
- 12 *3. Remove all unbuildable lots from the proposed plan.*
- 13 *4. Lot number 44 remain Agriculture.*

14 *Mike Owens seconded the motion. Those voting aye: Mike Owens, John
15 Linton, and Wendy Komoroski. The motion passed with a unanimous
16 vote*
17

18 B. Porter's Crossing Town Center Sign, Action Item, Recommendation to City Council
19

20 Tayler Jensen explained that the applicant has proposed a community entrance sign for
21 the Porter's Crossing Town Center development. The applicant has changes the lighting
22 on the sign to meet the dark sky ordinance.
23

24 **MOTION:** *Wendy Komoroski moved to recommend approval of the Porter's
25 Crossing Town Center sign to the City Council with the following
26 conditions:*

- 27 *1. Sign lamp/lighting be consistent with chapter 17.56 Outdoor lighting
28 standards*
- 29 *2. Sign illumination be consistent with the standards in chapter 17.80
30 Sign Regulations and Sign Permits*
- 31 *3. The applicant enter into an agreement to lease the City's property on
32 which the sign is built*

33 *Mike Owens seconded the motion. Those voting aye: Mike Owens, John
34 Linton, and Wendy Komoroski. The motion passed with a unanimous
35 vote.*
36

37 C. SilverLake Sign, Action Item, Recommendation to City Council
38

39 Mr. Jensen explained that the applicant has proposed a community entrance sign for the
40 SilverLake development.
41

42 **MOTION:** *Wendy Komoroski moved to recommend approval of the SilverLake sign
43 to the City Council with the following conditions:*

- 44 *1. The applicant enter into an agreement to lease the City's property on
45 which the sign is built.*

46 *Mike Owens seconded the motion. Those voting aye: Mike Owens,
47 John Linton, and Wendy Komoroski. The motion passed with a
48 unanimous vote*
49

50 5. Discussion Items (No Action)
51

1 A. Brandon Park Estates Concept Plan

2
3 Mr. Hadley explained that the proposal is for a 1 acre minimum lot size subdivision
4 located north of the rodeo grounds, and west of Eagle Mountain Boulevard. The
5 applicant has proposed it be a gated community. According to the City's General Plan
6 this proposal is surrounded by three separate minor collector roads. As this project
7 moves forward the property for these roads will need to be dedicated to the City along
8 with the Pony Express trail. The applicant is seeking feedback on their proposal before
9 bringing forward a Preliminary Plat application.

10
11 Paul Linford, applicant, said that the project would be a gated community and that
12 firemen and police would have access to the community. The community will also have
13 its own clubhouse and swimming pool. He explained that the developer is trying to
14 make a higher end community.

15
16 Commissioner Owens requested that the developer consider an access trail in and out of
17 the community for horses, other than the two access roads.

18
19 Commissioner Komoroski was concerned with the amount of lots being proposed and
20 only having one access road onto Eagle Mountain Blvd. Commissioner Owens stated
21 that it would cause a traffic jam and requested that another access road be added to
22 Eagle Mountain Blvd. Mr. Linford said that the project is to be a private community so
23 they are requesting to limit the amount of entrances. (The developer spoke but it was not
24 audible.) Commissioner Linton explained that the City has seen problems in the
25 SilverLake development because of one access and also suggested that the developer
26 find a solution. Mr. Linford explained two other possibilities with second access, one
27 through Overland Trails onto Majors Street.

28
29 Commissioner Linton explained that he likes a variety of living options, but has some
30 concerns with gated communities.

31
32 6. Action and Advisory Items (Recommendations to the City Council)

33
34 A. Development Code Amendments – Chapter 17.10 Definitions, Public Hearing, Action
35 Item

36 City-proposed changes to the definitions chapter including: adding and clarifying
37 definitions, correcting grammar, and increasing consistency throughout the chapter.

38
39 Mr. Jensen went over the proposed changes to the City Code.

40
41 Commissioner Komoroski questioned the Code on defining a front door entrance. She
42 was also concerned about utility corridors and utility easements not being included in the
43 unbuildable land section of the Code.

44
45 *Commissioner Linton opened the public hearing at 6:51 p.m.*

46
47 None

48
49 *Commissioner Linton closed the public hearing at 6:51 p.m.*

50

1 **MOTION:** *Wendy Komoroski moved to recommend approval of the Code*
2 *amendments to Chapter 17.10 with the following conditions:*
3 *1. That utility corridors and utility easements be added to the City Code*
4 *as unbuildable land.*
5 *2. That a definition be added defining front door entrances.*
6 *Mike Owens seconded the motion. Those voting aye: Mike Owens, John*
7 *Linton, and Wendy Komoroski. The motion passed with a unanimous*
8 *vote*

9
10 B. Development Code Amendments – Chapter 17.25 Residential Zone, Public Hearing,
11 Action Item
12 City-proposed addition to the Development Code providing clarification on allowed
13 projections into setbacks.

14
15 Mr. Jensen went over the proposed changes and the tables being added to the City Code.

16
17 *Commissioner Linton opened the public hearing at 6:53 p.m.*

18
19 None

20
21 *Commissioner Linton closed the public hearing at 6:53 p.m.*

22
23 **MOTION:** *Wendy Komoroski moved to recommend approval of the Code*
24 *amendments to chapter 17.25. Mike Owens seconded the motion. Those*
25 *voting aye: Mike Owens, John Linton, and Wendy Komoroski. The*
26 *motion passed with a unanimous vote*

27
28 7. Next scheduled meeting: February 9th, 2016

29
30 8. Adjournment

31
32 The meeting was adjourned at 6:55 p.m.

33
34 APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 9, 2016

35
36 _____
37 Steve Mumford, Planning Director
38



EAGLE MOUNTAIN CITY
Planning Commission Staff Report
FEBRUARY 9TH, 2016

Project: Evans Ranch Master Development Plan Amendment
Applicant: Nate Shipp/DAI
Request: MDP Amendment
Type of Action: Action Item, Recommendation to City Council, Public Hearing

Preface

This application is to amend the approved Evans Ranch Master Development Plan (MDP). The proposed changes involve:

1. Moving the school site to the east of the project, reducing the size to 8.51 acres.
2. Moving the Townhome pod to the west of the project, increasing the size to 16.44 acres.
3. Increasing the number of Townhomes from 166 units to 198 units.
4. Amendment of Exhibit 4 of the Master Development Agreement: Parks Map
5. Amending Exhibit 5 of the Master Development Agreement: Fencing.

History

The Evans Ranch Master Development Plan is located south of Pony Express Parkway and east of Porter's Crossing Parkway. The original Master Development Plan was approved on June 18, 2002, when the property was annexed into the city. The latest Master Development Agreement was signed on October 16th, 2013 and showed 163 Townhome units. The most recent amendment to the plan occurred on May 6th of 2014, and increased the number of townhome units to 166. In total, the plan includes approximately 120.45 acres and provides a mix of single family residential, townhomes, a church site, an elementary school site, parks and trails, and the Tickville Wash.

Master Development Plan Amendment.

The new proposal swaps the townhome and the school sites, increases the size of the townhome pod, and reduces the size of the school development. Alpine School District is okay with the reduced school size, and has several elementary schools on parcels as small as or smaller than the 8.51 acre proposed site. The School Board recently approved the proposal to enter into a contract for purchase of the property, which is pending the approval of this MDP and MDA Amendments.

The applicant is proposing to increase the number of townhomes to 198 units (12.04 DU/AC), while maintaining 242 Single Family units at a density of 2.75 units per acre.



Townhomes

The townhome buildings being considered are attached as Exhibit 6 to the MDA. The townhome elevations meet the City's Multi-family design standards and are identical to the townhomes that were constructed in the Santorini Village development in South Jordan.

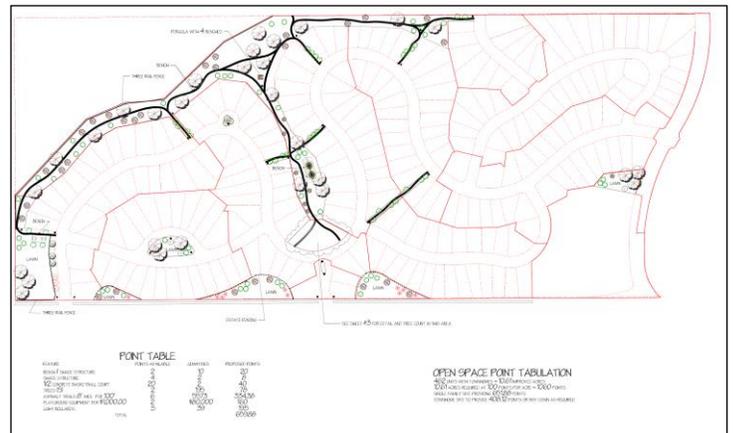
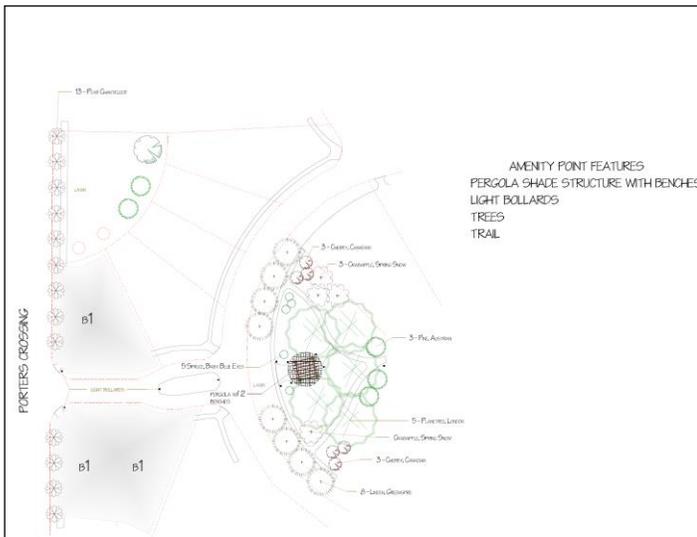


Parks

In response to condition #6 of the 2014 MDP amendment, the applicant has provided a detailed parks/landscape plan, and a park plan to replace Exhibit 4. Using our current code requirements for improved open space, the project open space summary is as follows:

- Required Improved Open Space: 10.10 acres (440 units x 1,000 sf)
- Provided Improved Open Space: 14.14 acres (11.03 acres of private single family open space, 1.64 acres of private townhome open space, and 1.47 acres of public open space)
- Required Amenity Points: 1,010
- Provided Amenity Points: 659.88 points in the single-family area; the townhome site must provide at least 350.12 points.

It should be noted that the project is also contributing \$2,000 per buildable acre with each recorded plat for community improvements. This money will be used for improvements **above and beyond the minimum park improvements shown on the amended Parks Map**. The City is collecting the money in an escrow account until these improvements are determined and agreed upon by both parties.



Traffic Flow

The applicant provided an updated Traffic Impact Study based on the applicant's November 24th proposal for the Evan's Ranch project (242 Single Family Units and 220 Townhome Units). Findings from the Traffic Impact Study included below:

Existing (2015) plus Project Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to continue having acceptable levels of service with project traffic added. Some queuing is anticipated to occur at Porters Crossing Parkway / Pony Express Parkway intersection and is anticipated to be approximately 660 feet in length.

Future (2020) Background Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to have acceptable levels of service in year 2020. Some queueing is anticipated to occur at the intersection of Porters Crossing Parkway / Pony Express Parkway in the northbound through/right-turn direction of approximately 210 feet. No other significant queueing is anticipated.

Future (2020) Plus Project Conditions Analysis

As shown in Table ES-1, the following intersections are anticipated to perform at unacceptable LOS: Porters Crossing Parkway / Pony Express Parkway, Porters Crossing Parkway / Smith Ranch Rd., Porters Crossing Parkway / Parkers Place, and Porters Crossing Parkway / Clark Street. All other intersections are anticipated to operate at acceptable levels of service with project traffic added. Significant queueing was found at multiple locations in the north and eastbound directions. The significant queueing begins at the intersection of Porters Crossing Parkway / Pony Express Parkway and extends south blocking all accesses and streets.

Future (2020) Plus Project Conditions Analysis - Mitigations

As shown in Table ES-1, all study intersections are anticipated to have acceptable levels of service in year 2020 with project traffic added and the appropriate mitigations constructed. Some queueing is still anticipated at the intersection of Porters Crossing Parkway / Smiths Ranch Road of approximately 510 feet in the northbound direction. This queue is occasionally blocking the downstream intersection of Porters Crossing Parkway / Parkers Place.

TABLE ES-1 Morning Peak Hour Eagle Mountain - Evans Ranch TIS					
Intersection	Existing 2015 Background	Existing 2015 Plus Project	Future 2020 Background	Future 2020 Plus Project	Future 2020 Plus Project - Mitigated
Description	LOS (Sec/Veh ¹)				
Porters Crossing Pkwy / Pony Express Pkwy	A (8.3)	C (21.4)	B (13.0)	F (> 50)	C (23.6)
Smith Ranch Rd / Porters Crossing Pkwy	A (5.7)	A (8.7)	A (6.8)	F (> 50)	C (19.3)
Park Place / Porters Crossing Pkwy	A (5.2) / EB	A (9.6) / EB	A (6.5) / EB	F (> 50) / EB	D (25.2) / EB
Clark Street / Porters Crossing Pkwy	A (5.8)	A (6.9)	A (6.1)	F (> 50)	A (7.8)
Golden Eagle Rd / Porters Crossing Pkwy	A (4.8) / EB	A (9.2) / EB	A (5.4) / EB	C (24.0) EB	B (13.2) / EB
South Project Access / Porters Crossing Pkwy ²	-	A (2.5) / WB	-	A (2.5) / WB	A (2.4) / WB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized and all-way stop controlled intersections and the worst approach for all other unsignalized intersections.
2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, December 2015

RECOMMENDATIONS

The following mitigation measures are recommended:

Existing (2013) Background Conditions Analysis

No mitigation measures are recommended.

Existing (2013) Plus Project Conditions Analysis

No mitigation measures are recommended.

Future (2020) Background Conditions Analysis

No mitigation measures are recommended.

Future (2020) Plus Project Conditions Analysis

Porters Crossing Pkwy / Pony Express Pkwy:

- Signalize the intersection.
- Add right-turn pocket in the northbound direction of approximately 250 feet.
- Extend the westbound left-turn pocket to approximately 200 feet.

Porters Crossing Pkwy / Smith Ranch Road:

- Remove north-southbound stop control so it becomes a two-way stop controlled intersection.

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections currently experience acceptable levels of service during the weekday morning peak hour.
- It is anticipated that the school traffic from the Silver Lake development will have to use Pony Express Parkway. The left-turns required to use Pony Express Parkway will be difficult and increase in difficulty as the roadway continues to become busier.
- With project traffic added, all study intersections are anticipated to operate at acceptable LOS.
- In the 2020 background condition, all intersections are anticipated to operate at acceptable LOS. Some queueing is anticipated at the intersection of Pony Express Parkway / Porters Crossing Parkway in the northbound direction.
- With project traffic added in year 2020, many intersections are anticipated to perform at unacceptable LOS. Significant queueing is also anticipated to occur.
- The intersection of Porters Crossing Parkway / Pony Express Parkway is recommended to become a signalized intersection. This intersections meets Warrant 3 within the Utah MUTCD.
- It is recommended that a 250 foot right-turn pocket in the northbound direction at the intersection of Porters Crossing Parkway / Pony Express Parkway, as well as a westbound left-turn pocket of approximately 200 feet be constructed.
- With the traffic mitigations, all intersections are anticipated to operate at acceptable LOS. Some queueing exists at the intersection of Porters Crossing Parkway / Smiths Ranch Road. This queueing extends to downstream intersections (Parkers Place) and blocks them.
 - It is recommended that the four way stop be removed from the intersection of Porters Crossing Parkway / Smiths Ranch Road and a two-way stop be put in its place for Smiths Ranch Road.
 - A sensitivity analysis was performed to determine the effects on the east- and westbound traffic if the all-way stop was removed from Porters Crossing Parkway / Smiths Ranch Road. The analysis found that there are no anticipated adverse effects to the east- westbound approaches.
- Porters Crossing Parkway is anticipated to continue growing beyond year 2020. As the area develops, making turning movements from Golden Eagle Road on to Porters Crossing Parkway may become more difficult. With an elementary school in close proximity to this intersection, a turn pocket should be considered in the westbound direction. Currently, there is approximately 38 feet of pavement allowing for two egress lanes and a single ingress lane.
- For the Future 2020 plus project conditions, Porters Crossing Parkway is anticipated to have enough capacity to handle the demand.

Staff Concerns

Fence

Staff is concerned that by moving the townhome pod to the front of the project it will eventually front on Porter's Crossing Parkway without a proper privacy fence. If townhomes are not oriented with their front elevation (and appropriate landscaping) fronting toward the future extension of Porter's Crossing, then a six foot (6') Privacy fence should be provided to screen the townhomes from the future road.

Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the Evans Ranch MDP amendment to the City Council with the following conditions:

1. *The applicant provides mitigation measures recommend by the traffic impact study.*
2. *6' Privacy fences required by exhibit 5 are still required in all previously approved phases.*
3. *If townhomes are not oriented with their front elevation (and appropriate landscaping) fronting toward the future extension of Porter's Crossing then a six foot (6') Privacy fence should be provided to screen the townhomes from the future extension of Porter's Crossing road.*

You may also recommend denial, or recommend changes to the proposal, including additional conditions of approval, changes to the parks plan, or other modifications. You may also table the application if you feel that issues can be resolved with more time or if you feel more information is necessary to make an informed decision.

ATTACHMENTS:

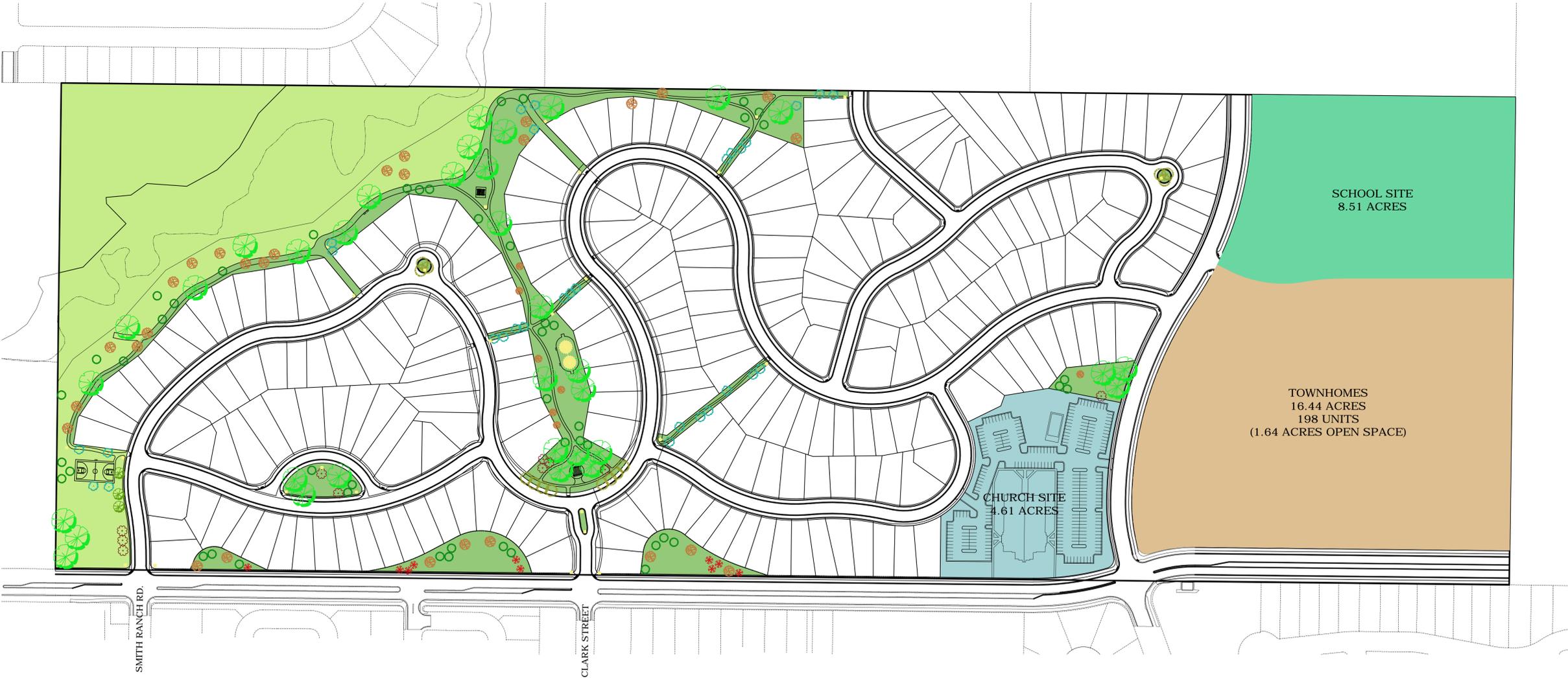
- Park Plan
- Evans Ranch Landscaping Plan
- Updated Fencing Exhibit
- Master Development Plan Map
- Townhome Renderings
- Traffic Impact Study Executive Summary

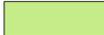


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EVANS RANCH
EAGLE MOUNTAIN, UTAH
EXHIBIT 4 - PARK PLAN



SUMMARY TABULATIONS	LEGEND
PRIVATE CHURCH / SCHOOL 13.12 AC	PRIVATE SINGLE FAMILY OPEN SPACE 
PRIVATE TOWNHOME OPEN SPACE 1.64 AC	PUBLIC OPEN SPACE 
PRIVATE SINGLE FAMILY OPEN SPACE 11.03 AC	CHURCH 
PUBLIC OPEN SPACE 1.47 AC	SCHOOL 
TICKVILLE WASH 8.33 AC	TOWNHOMES 
BENCH 10 EA	
SHADE STRUCTURE 2 EA	
1/2 BASKETBALL COURT 2 EA	
TREES 195 EA	
ASPHALT TRAIL 5,573 LF	
PLAYGROUND EQUIPMENT \$80,000	
LIGHT BOLLARDS 39 EA	



1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
(801) 495-3414

REVISIONS
1
2
3
4
5

LEI PROJECT #:
2012-1845
DRAWN BY:
BLS
CHECKED BY:
GDM
SCALE:
1" = 150'
DATE:
1/24/2016

EXHIBIT
4



PRIVATE IMPROVED OPEN SPACE - 10.39 ACRES
 PUBLIC IMPROVED OPEN SPACE - 1.46 ACRES
 TOTAL IMPROVED OPEN SPACE - 1185 ACRES

Revision #:

Date: 12/8/2015

Scale:

1/128" = 1'

Landscape Plan: SHEET 1 OF 3

Evans Ranch Landscape Plan

Landscape Design by:





POINT TABLE

FEATURE	POINTS AVAILABLE	QUANTITIES	PROPOSED POINTS
BENCH / SHADE STRUCTURE	2	10	20
SHADE STRUCTURE	4	2	8
1/2 CONCRETE BASKETBALL COURT	20	2	40
TREES	2	135	270
ASPHALT TRAILS 8' WIDE PER 100'	10	5573	55,730
PLAYGROUND EQUIPMENT PER \$10,000.00	100	160	16,000
LIGHT DOLLARS	100	135	13,500
TOTAL			65,928

OPEN SPACE POINT TABULATION

462 UNITS WITH TOWNHOUSES = 10,611 IMPROVED ACRES
 10,611 ACRES REQUIRED AT 100 POINTS PER ACRE = 1,061,100 POINTS
 SINGLE FAMILY SITE PROVIDING 65,928 POINTS
 TOWNHOME SITE TO PROVIDE 408,172 POINTS OR BUY DOWN AS REQUIRED

Revision #:

Date: 12/8/2015

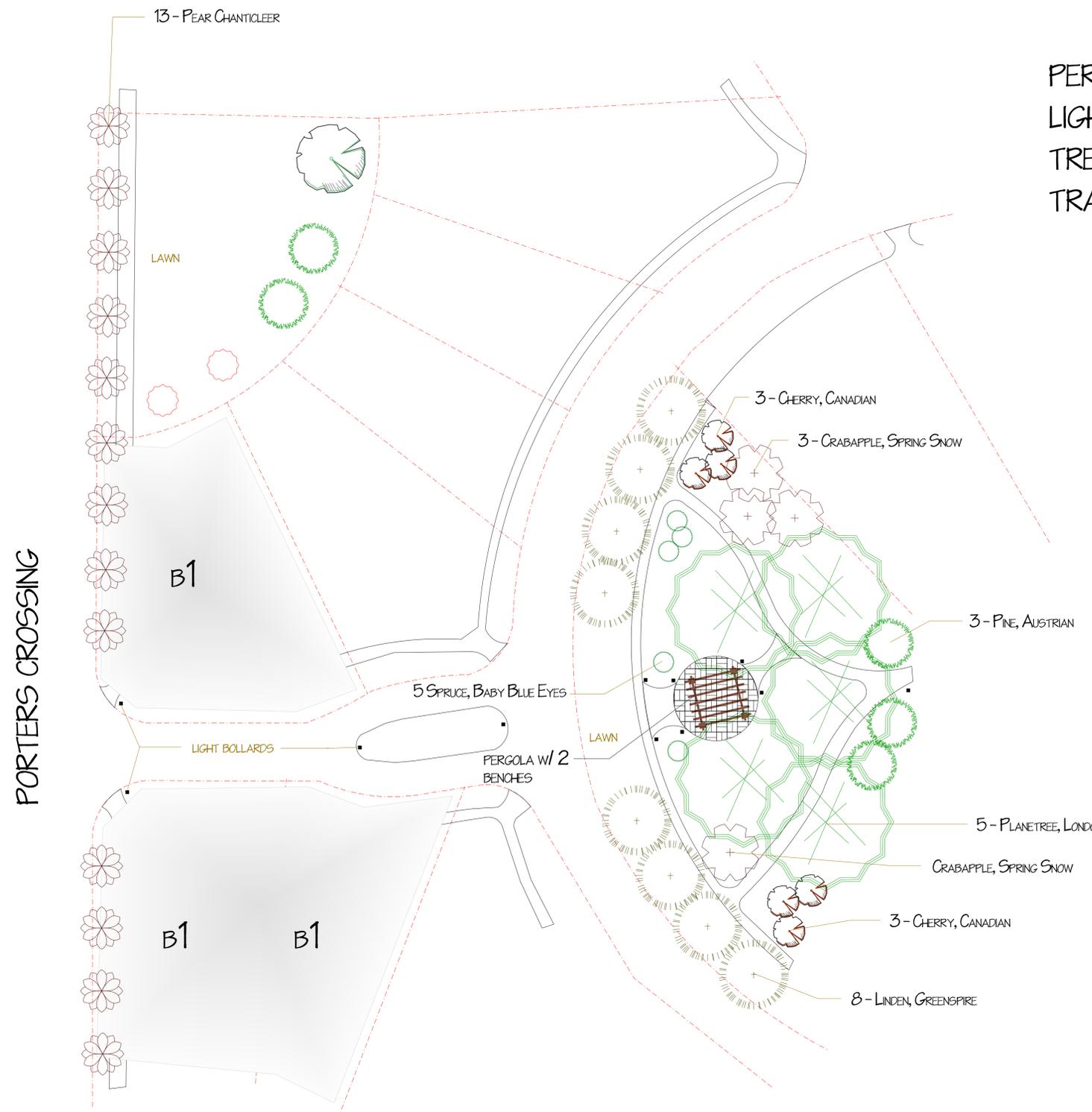
Scale:

1" = 100'

Landscape Plan: SHEET 2 OF 3
Evans Ranch Open Space

Landscape Design by:





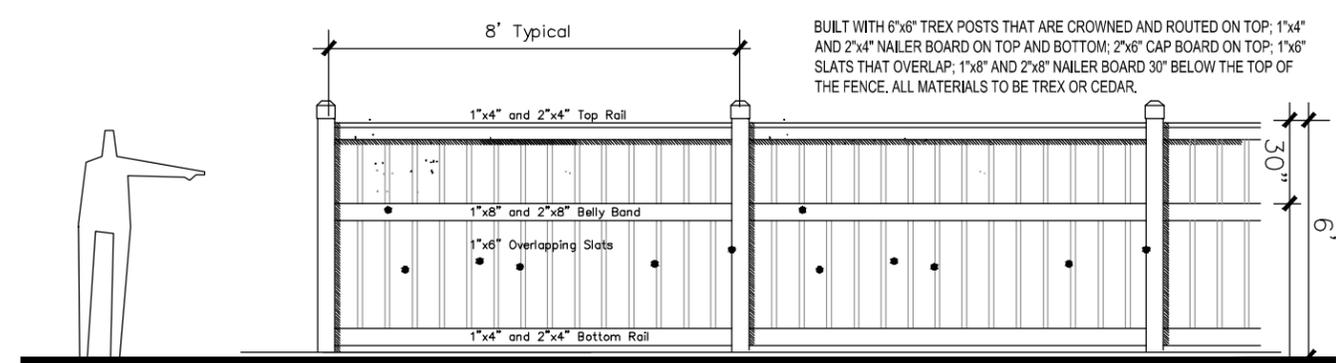
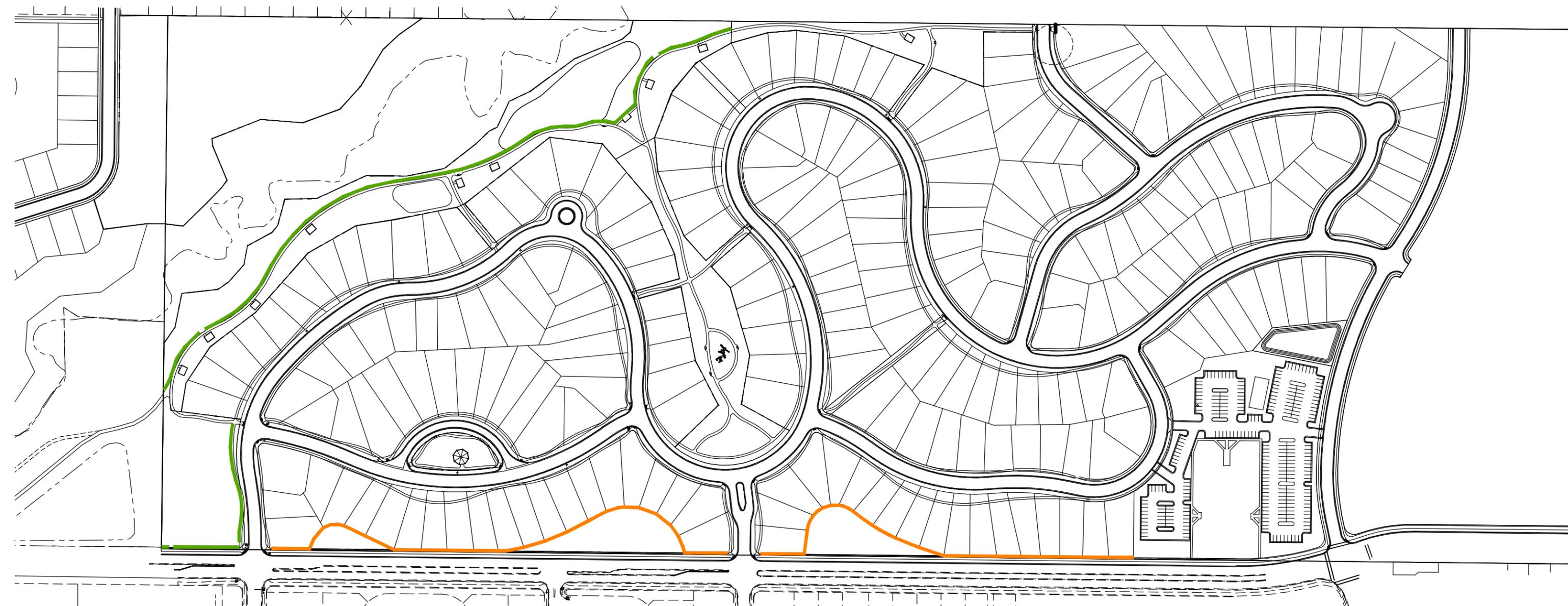
AMENITY POINT FEATURES
 PERGOLA SHADE STRUCTURE WITH BENCHES
 LIGHT BOLLARDS
 TREES
 TRAIL

Revision #:
 Date: 12/8/2015

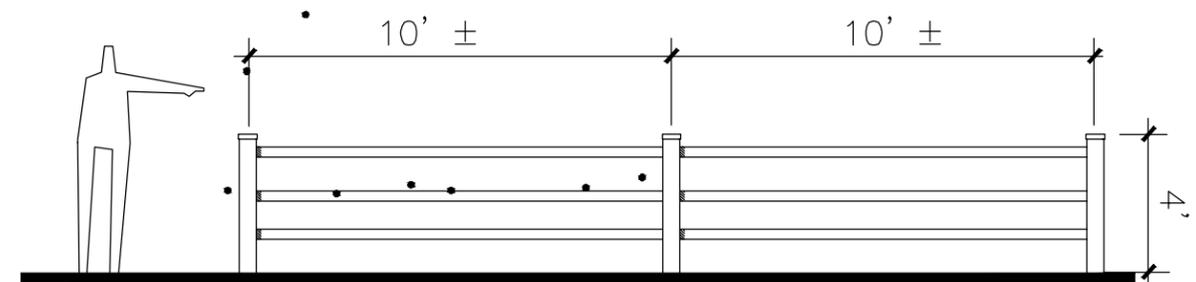
Scale:
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Landscape Plan: SHEET 3 OF 3
 Evans Ranch Phase B2

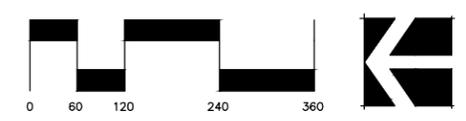
Landscape Design by:

Estate Fence

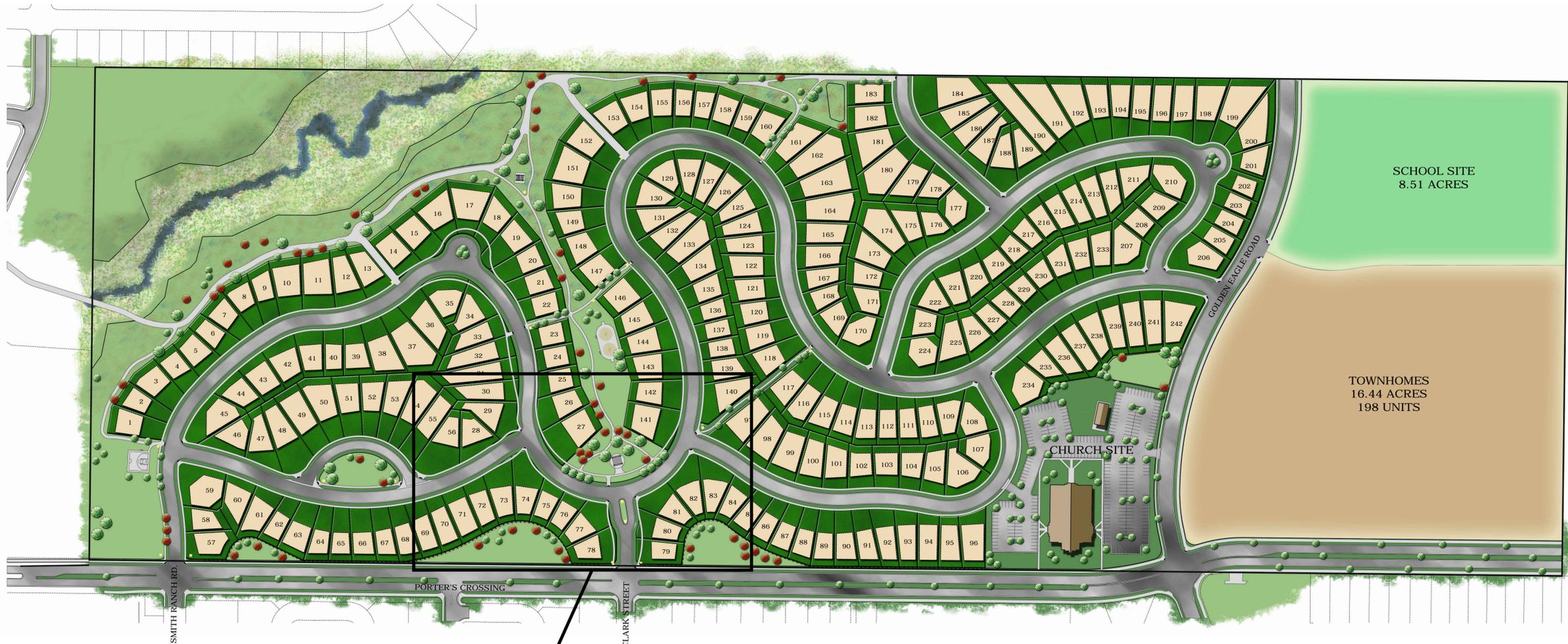
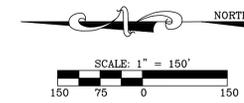


Split-rail Fence (3-rail)



EVANS RANCH

A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,
EAGLE MOUNTAIN, UTAH



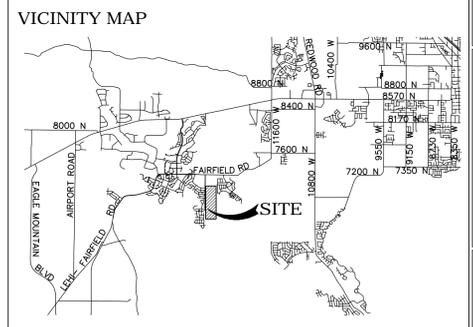
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EVANS RANCH
EAGLE MOUNTAIN, UTAH
MASTER DEVELOPMENT PLAN MAP

TABULATIONS

-SINGLE FAMILY	242 DU (2.75 DU/AC)
-TOWNHOMES	198 DU (12.28 DU/AC)
-TOTAL DWELLING UNITS.....	440 DU (4.36 DU/AC)
-AVERAGE LOT SIZE	9,198 SF
-LARGEST LOT SIZE	14,734 SF
-SMALLEST LOT SIZE	5,775 SF
TOTAL AREA 120.45 AC	
-PORTERS CROSSING ROAD	2.55 AC (2.12%)
-GOLDEN EAGLE ROAD	2.15 AC (1.78%)
-CHURCH SITE	4.61 AC (3.83%)
-SCHOOL SITE	8.51 AC (7.07%)
-TOWNHOMES.....	16.44 AC (13.65%)
-SINGLE FAMILY.....	86.19 AC (71.56%)

• SEE LANDSCAPE PLANS FOR SPECIFIC OPEN SPACE DETAILS AND AREAS.



REVISIONS

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2	
3	
4	
5	

DEVELOPER / OWNER
DAI
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SOUTH JORDAN, UT 84095
(801) 495-3414

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
EVANS RANCH

LEI PROJECT #:
2012-1845
DRAWN BY:
BLS
CHECKED BY:
GDM
SCALE:
1" = 150'
DATE:
1/21/2016
SHEET
1

Evans Ranch

Traffic Impact Study (Update)



Eagle Mountain, Utah

December 2015

UT13-434

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Evans Ranch development located in Eagle Mountain, Utah. The proposed residential project is located south of Pony Express Parkway and east of Porters Crossing Parkway.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site. Future (2020) conditions are also analyzed.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2015) Background Conditions Analysis

Hales Engineering performed weekday morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak period traffic counts at the following intersections:

- Porters Crossing Parkway / Pony Express Parkway
- Smith Ranch Road / Porters Crossing Parkway
- Park Place / Porters Crossing Parkway
- Clark Street / Porters Crossing Parkway
- Golden Eagle Road / Porters Crossing Parkway

These counts were performed on Tuesday, December 1, 2015. The morning peak hour was determined to be between the hours of 7:15 and 8:15 a.m.; detailed count data are included in Appendix A. The weekday morning counts were found to be approximately the same as the evening counts, however, the morning peak hour was used in the analysis because the trip generation rate for the morning peak hour was greater than the evening peak hour by approximately 109 trips. With the added traffic volume from the proposed development, the morning peak hour was determined to be the worst case scenario.

As shown in Table ES-1, all study intersections have acceptable levels of service during the weekday morning peak period. No significant queuing issues exist.

Project Conditions Analysis

The proposed land use for the development has been identified as follows:

- Single Family Dwelling Units: 242 Houses

- Townhouses: 220 Units
- Elementary School 600 Students

The projected gross trip generation for the development is as follows:

- Daily Trips: 4,422
- Morning peak Hour Trips: 549
- Evening Peak Hour Trips: 440

Existing (2015) plus Project Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to continue having acceptable levels of service with project traffic added. Some queuing is anticipated to occur at Porters Crossing Parkway / Pony Express Parkway intersection and is anticipated to be approximately 660 feet in length.

Future (2020) Background Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to have acceptable levels of service in year 2020. Some queueing is anticipated to occur at the intersection of Porters Crossing Parkway / Pony Express Parkway in the northbound through/right-turn direction of approximately 210 feet. No other significant queueing is anticipated.

Future (2020) Plus Project Conditions Analysis

As shown in Table ES-1, the following intersections are anticipated to perform at unacceptable LOS: Porters Crossing Parkway / Pony Express Parkway, Porters Crossing Parkway / Smith Ranch Rd., Porters Crossing Parkway / Parkers Place, and Porters Crossing Parkway / Clark Street. All other intersections are anticipated to operate at acceptable levels of service with project traffic added. Significant queueing was found at multiple locations in the north and eastbound directions. The significant queueing begins at the intersection of Porters Crossing Parkway / Pony Express Parkway and extends south blocking all accesses and streets.

Future (2020) Plus Project Conditions Analysis - Mitigations

As shown in Table ES-1, all study intersections are anticipated to have acceptable levels of service in year 2020 with project traffic added and the appropriate mitigations constructed. Some queueing is still anticipated at the intersection of Porters Crossing Parkway / Smiths Ranch Road of approximately 510 feet in the northbound direction. This queue is occasionally blocking the downstream intersection of Porters Crossing Parkway / Parkers Place.

TABLE ES-1
Morning Peak Hour
Eagle Mountain - Evans Ranch TIS

Intersection	Existing 2015 Background	Existing 2015 Plus Project	Future 2020 Background	Future 2020 Plus Project	Future 2020 Plus Project - Mitigated
Description	LOS (Sec/Veh ¹)				
Porters Crossing Pkwy / Pony Express Pkwy	A (8.3)	C (21.4)	B (13.0)	F (> 50)	C (23.6)
Smith Ranch Rd / Porters Crossing Pkwy	A (5.7)	A (8.7)	A (6.8)	F (> 50)	C (19.3)
Park Place / Porters Crossing Pkwy	A (5.2) / EB	A (9.6) / EB	A (6.5) / EB	F (> 50) / EB	D (25.2) / EB
Clark Street / Porters Crossing Pkwy	A (5.8)	A (6.9)	A (6.1)	F (> 50)	A (7.8)
Golden Eagle Rd / Porters Crossing Pkwy	A (4.8) / EB	A (9.2) / EB	A (5.4) / EB	C (24.0) EB	B (13.2) / EB
South Project Access / Porters Crossing Pkwy ²	-	A (2.5) / WB	-	A (2.5) / WB	A (2.4) / WB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized and all-way stop controlled intersections and the worst approach for all other unsignalized intersections.

2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, December 2015

RECOMMENDATIONS

The following mitigation measures are recommended:

Existing (2013) Background Conditions Analysis

No mitigation measures are recommended.

Existing (2013) Plus Project Conditions Analysis

No mitigation measures are recommended.

Future (2020) Background Conditions Analysis

No mitigation measures are recommended.

Future (2020) Plus Project Conditions Analysis

Porters Crossing Pkwy / Pony Express Pkwy:

- Signalize the intersection.
- Add right-turn pocket in the northbound direction of approximately 250 feet.
- Extend the westbound left-turn pocket to approximately 200 feet.

Porters Crossing Pkwy / Smith Ranch Road:

- Remove north-southbound stop control so it becomes a two-way stop controlled intersection.

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections currently experience acceptable levels of service during the weekday morning peak hour.
- It is anticipated that the school traffic from the Silver Lake development will have to use Pony Express Parkway. The left-turns required to use Pony Express Parkway will be difficult and increase in difficulty as the roadway continues to become busier.
- With project traffic added, all study intersections are anticipated to operate at acceptable LOS.
- In the 2020 background condition, all intersections are anticipated to operate at acceptable LOS. Some queueing is anticipated at the intersection of Pony Express Parkway / Porters Crossing Parkway in the northbound direction.
- With project traffic added in year 2020, many intersections are anticipated to perform at unacceptable LOS. Significant queueing is also anticipated to occur.
- The intersection of Porters Crossing Parkway / Pony Express Parkway is recommended to become a signalized intersection. This intersections meets Warrant 3 within the Utah MUTCD.
- It is recommended that a 250 foot right-turn pocket in the northbound direction at the intersection of Porters Crossing Parkway / Pony Express Parkway, as well as a westbound left-turn pocket of approximately 200 feet be constructed.
- With the traffic mitigations, all intersections are anticipated to operate at acceptable LOS. Some queueing exists at the intersection of Porters Crossing Parkway / Smiths Ranch Road. This queueing extends to downstream intersections (Parkers Place) and blocks them.
 - It is recommended that the four way stop be removed from the intersection of Porters Crossing Parkway / Smiths Ranch Road and a two-way stop be put in its place for Smiths Ranch Road.
 - A sensitivity analysis was performed to determine the effects on the east- and westbound traffic if the all-way stop was removed from Porters Crossing Parkway / Smiths Ranch Road. The analysis found that there are no anticipated adverse effects to the east- westbound approaches.
- Porters Crossing Parkway is anticipated to continue growing beyond year 2020. As the area develops, making turning movements from Golden Eagle Road on to Porters Crossing Parkway may become more difficult. With an elementary school in close proximity to this intersection, a turn pocket should be considered in the westbound direction. Currently, there is approximately 38 feet of pavement allowing for two egress lanes and a single ingress lane.
- For the Future 2020 plus project conditions, Porters Crossing Parkway is anticipated to have enough capacity to handle the demand.



SANTORINI VILLAGE TYPICAL COURTYARD BUILDING

9800 S. REDWOOD RD., SOUTH JORDAN, UT



TRIM, BEAMS
Material: Fiber Cement
Color: White



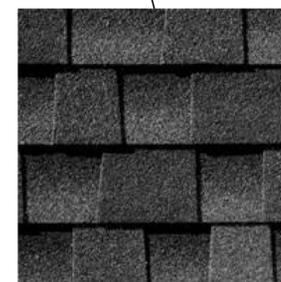
LAP SIDING 1
Material: Fiber Cement
Color: Timber Bark



LAP SIDING 2
Material: Fiber Cement
Color: Sandstone Beige



ROOFING
Material: Standing Seam Metal
Color: TBD



ROOFING
Material: Asphalt Shingles
Color: Moire Black



STONE VENEER
Material: Synthetic Stone Veneer
Color: Dry Stack Prestige

MATERIAL CONCEPTS

SANTORINI VILLAGE TYPICAL COURTYARD BUILDING

9800 S. REDWOOD RD., SOUTH JORDAN, UT



FRONT ELEVATION CONCEPT
3/16" = 1'-0"

1
SD 2013



LEFT ELEVATION CONCEPT
3/16" = 1'-0"

2
SD 2013



RIGHT ELEVATION CONCEPT
3/16" = 1'-0"

1
SD 202



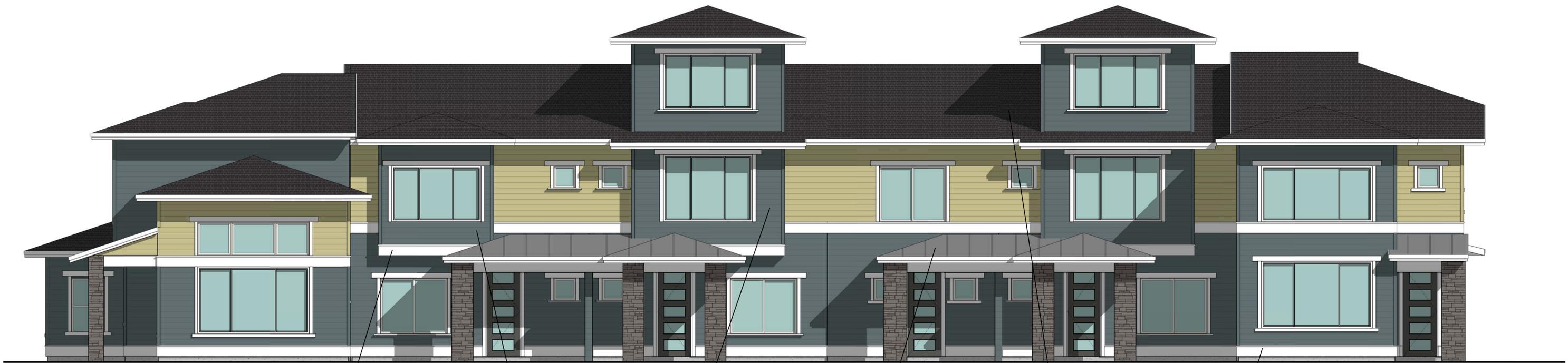
REAR ELEVATION CONCEPT
3/16" = 1'-0"

2
SD 202



SANTORINI VILLAGE TYPICAL TOWNHOME BLDG

9800 S. REDWOOD RD., SOUTH JORDAN, UT



TRIM, BEAMS
Material: Fiber Cement
Color: White



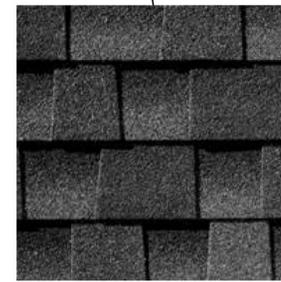
LAP SIDING
Material: Fiber Cement
Color: Boothbay Blue



LAP SIDING
Material: Fiber Cement
Color: Sandstone Beige



ROOFING
Material: Standing Seam Metal
Color: TBD



ROOFING
Material: Asphalt Shingles
Color: Moire Black

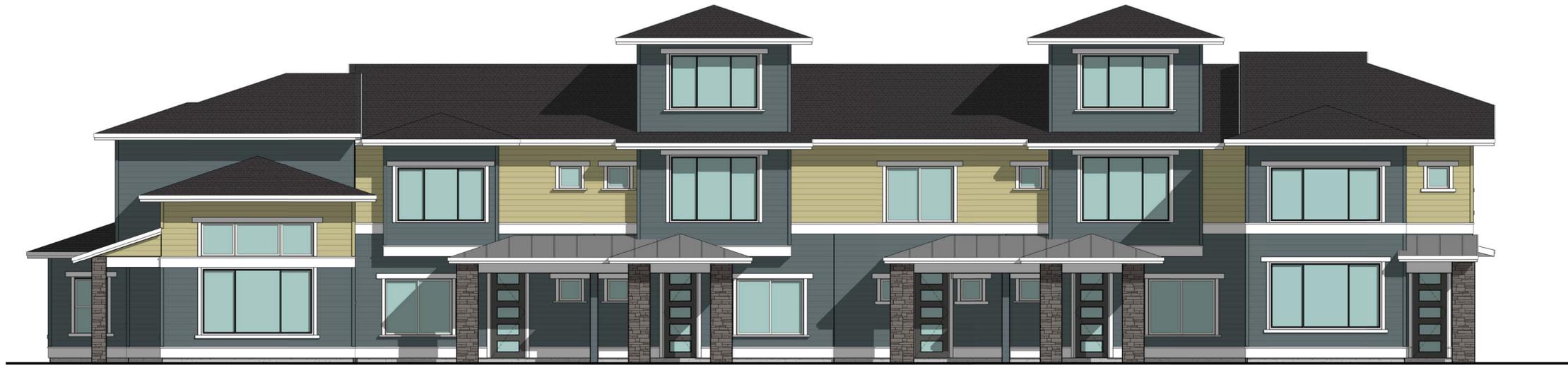


STONE VENEER
Material: Synthetic Stone Veneer
Color: Dry Stack Prestige

MATERIAL CONCEPTS

SANTORINI VILLAGE TYPICAL TOWNHOME BLDG

9800 S. REDWOOD RD., SOUTH JORDAN, UT



FRONT ELEVATION CONCEPT
3/16" = 1'-0"

1
SD 201



LEFT ELEVATION CONCEPT
3/16" = 1'-0"

2
SD 201

SANTORINI VILLAGE TYPICAL TOWNHOME BLDG

9800 S. REDWOOD RD., SOUTH JORDAN, UT



RIGHT ELEVATION CONCEPT
3/16" = 1'-0" 1
SD 202



REAR ELEVATION CONCEPT
3/16" = 1'-0" 2
SD 202



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

FEBRUARY 9, 2016

Project: Development Code Amendment: Chapter 17.90 (Rezoning of Property)
Applicant: City Staff
Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

As requested by the City Council, Staff has recently reviewed the Eagle Mountain Municipal Code (EMMC) to ensure the code is consistent, easy to understand, and better protects the interests of the community. We were specifically asked to prepare an amendment concerning the timing of reapplications of rezone applications. Staff recommends that the following code be adopted clarifying approval criteria, adding a conditions of approval paragraph, and restricting rezone applications from being accepted within one (1) year of a failed rezone attempt, unless there have been substantial changes in circumstances or sufficient new evidence to merit consideration of a second application within the one year. To be able to resubmit within the year, the applicant would have to submit a “request to resubmit rezone” application (a new application to be created by the City) and at least two City Council members would have to request to place it on the agenda. Here are the proposed changes (additions in red and deletions with a strikethrough):

Chapter 17.90
REZONING OF PROPERTY

Sections:

- 17.90.010 What this chapter does.**
- 17.90.020 Purpose of rezoning of property.**
- 17.90.030 Property eligibility for rezoning.**
- 17.90.040 Application.**
- 17.90.050 Approval process.**
- 17.90.060 Criteria for approval.**
- 17.90.070 Conditions of approval.**
- 17.90.080 Disapproval/Denial of rezoning applications.**

17.90.010 What this chapter does.

This chapter establishes the application requirements and approval process for rezoning of property. [Ord. O-23-2005 § 3 (Exh. 1(1) § 18.1)].

17.90.020 Purpose of rezoning of property.

The use of property shall comply with the permitted or conditional uses allowed in the zoning districts of this title. Property owners may apply to rezone their property in accordance with the process outlined in this chapter when a master development plan is not required. [Ord. O-23-2005 § 3 (Exh. 1(1) § 18.2)].

17.90.030 Property eligibility for rezoning.

The zoning designations of property in Eagle Mountain City may be changed through the master development plan or rezoning of property processes. The master development plan process approves a range of land uses and densities within a specified area by obtaining zoning approval, evaluates off-site utilities, and identifies funding mechanisms to provide for all off-site utilities and other public infrastructures (see EMMC 16.10). The zoning designations may be changed for property through the rezoning of property process that meets the following criteria:

A. Parcel Size. Any ~~parcel~~ property that is less than 160 acres in size. Property that is proposed for development and contiguous to other parcels that are all held in common ownership shall be considered the same property for the purpose of this requirement. All property in a rezone application must be contiguous, but may be separated by a public street. Property shall not be divided in order to circumvent the size requirements with respect to the submittal of master development plans.

B. Incorporated Property. Property that is included in the incorporated boundaries of the city or is part of a pending annexation petition.

C. Significant Issues. In certain cases, the planning director or city engineer may recommend and the planning commission ~~or public works board may~~ require that property be subject to the master development plan process when significant issues related to land use planning or utilities exist, regardless of the parcel size. [Ord. O-23-2005 § 3 (Exh. 1(1) § 18.3)].

17.90.040 Application.

Only property owners or their duly authorized agent shall make application for a rezoning of property on forms prepared by the planning director. No rezoning of property shall be processed without the submission of the application, all the supporting materials required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The rezoning of property application shall be submitted with the materials listed in this section. The planning director and planning commission may determine and require that additional items not listed herein be submitted in order to evaluate the proposed rezoning application. If the applicant believes that some of the required supporting materials are not applicable, then they may submit a written statement to identify and clarify why they believe these materials are not needed for review of the project. Upon review of this statement, the planning director may approve the waiving of certain materials that are not found to be applicable to the project. The following materials must be submitted with a complete application, unless otherwise waived as allowed herein. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Legal Description. A legal description of the property.

2. Vicinity Map. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the city.
3. Existing Conditions. A map showing the existing physical characteristics of the site including waterways, geological information, fault lines, general soil data, and contour data at two-foot intervals.
4. Land Use Map. A map together with a general description of the proposed development indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, trails and any other important elements of the project.
5. Zoning Districts. A compatibility statement in an acceptable format that demonstrates compliance with the zoning district that exists on the subject property or the zoning district that is being proposed for the subject property.
6. Public Notice. Addressed and stamped envelopes (the city's address will be the return addresses on the envelopes) of property owners located within 600 feet of the proposed preliminary plat area (including a minimum of at least 25 adjacent property owners).
7. Fee. The processing fee required by the current consolidated fee schedule approved by the city council. [Ord. O-23-2005 § 3 (Exh. 1(1) § 18.4)].

17.90.050 Approval process.

The rezoning of property shall not be construed as an ~~absolute~~ right upon submission of an application and does not require the approval body to take action based upon findings of facts. The planning commission and city council shall review and take action on proposed rezoning applications in accordance with the following procedure:

A. Planning Commission Public Hearing. Upon receipt of a complete application, the planning director shall schedule the application for a public hearing before the planning commission. The planning director shall cause all property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners and affected entities if there be any) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the planning commission meeting. The city recorder shall cause that this hearing is advertised in accordance with the requirements of any applicable state statutes. A copy of the public notice of the hearing shall also be posted in three public places (including the city offices) within the city at least 10 days prior to the hearing.

B. City Council Public Hearing. The city council, after receiving a recommendation from the planning commission, shall also conduct a public hearing. The notice requirements for this hearing are identical to the planning commission hearing. The city recorder shall cause that this hearing is advertised in accordance with the requirements of any applicable state statutes.

C. Additional Development Processes. Approval of a rezoning of property does not constitute approval to proceed with development. A developer will still be required to obtain development approvals, as provided by this title and EMMC Title 16. Approval to grade property, excavate, install utilities, subdivide or otherwise improve property must still obtain appropriate permits and approval of infrastructure design as required by state statutes and the city's ordinances. [Ord. O-23-2005 § 3 (Exh. 1(1) § 18.5)].

17.90.060 Criteria for approval.

There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated using the following criteria, and may~~shall~~ be approved ~~only~~ if the requirements below are met:

A. Compliance with ~~Future Land Use~~ **General** Plan. The requested zones are consistent with the land uses shown on the general plan's future land use ~~plan~~ and transportation corridor map, **and complies with the policies and provisions of the City General Plan.**

B. Compatibility Determination. ~~The planning commission and city council determine that T~~ the proposed uses and densities ~~be~~ **will be** reasonably compatible with adjacent land uses **and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others,** ~~The answer to this question shall be~~ based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.

C. City Services. The proposed use can be accommodated with public services and will not overburden the City's service capacity.

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

~~C. Buffering of Incompatible Uses. The planning commission and city council determine that the pattern of proposed uses and densities buffer potentially incompatible uses from others. [Ord. O-23-2005 § 3 (Exh. 1(1) § 18.6)].~~

17.90.070 Conditions of Approval

In order to ensure that future development is compatible with surrounding neighborhoods, and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any rezone application approval which restrict or specifically designate the land uses, dwelling unit density, building square footage, lot sizes, or height of structures. The approved conditions will be on record at the City Recorder's office. Any deletion of or change to a zoning condition shall be considered a rezone application and shall be subject to the requirements of this chapter.

17.90.080 Disapproval/Denial of Rezoning Applications

Disapproval or denial of an application to amend the zoning of a property shall preclude the filing of another application to amend the zoning or to reclassify the same parcel of property, or any portion thereof, to a different zoning classification, to a different residential density tier, or if the application is for a commercial classification to the same or any other commercial classification, within one (1) year of the date of the final disapproval of the application, unless the City Council finds that there has been a substantial change in the circumstances or sufficient new evidence since the disapproval of the application to merit consideration of a second application within the one-year time period. Prior to the City accepting a new rezone application within the one (1) year period, the City Council must approve a request to resubmit rezone application, clearly stating the new evidence and/or substantial changes in circumstances. An applicant is not entitled to have a request to resubmit rezone application considered by the City Council, and such a request shall only be included on the City Council agenda in accordance with EMMC Section 2.15.030.