



**EAGLE MOUNTAIN CITY**  
**City Council Staff Report**

**March 15, 2016**

*Project:* **Trailhead Townhomes**  
*Applicant:* Travis Taylor/J. Thomas Homes  
*Request:* Amended Recorded Plat  
*Type of Action:* Action Item, Public Hearing

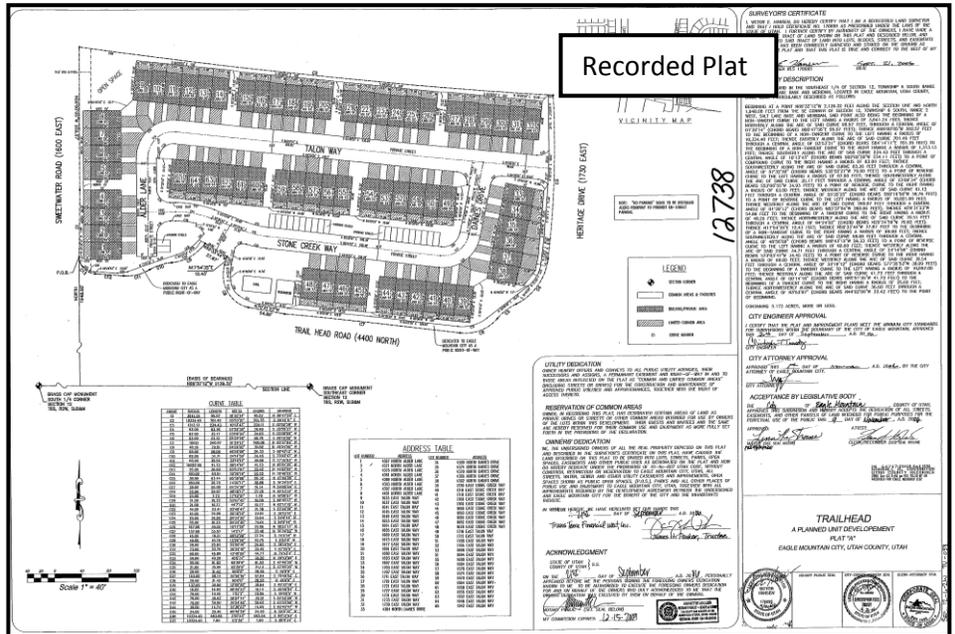
**Planning Commission**

The Planning Commission recommended approval to the City Council with a unanimous vote 5-0 with the condition that the applicant rotate the three buildings at the entrance of the project. The applicant has submitted an update plan complying with the condition of approval.

**Proposal**

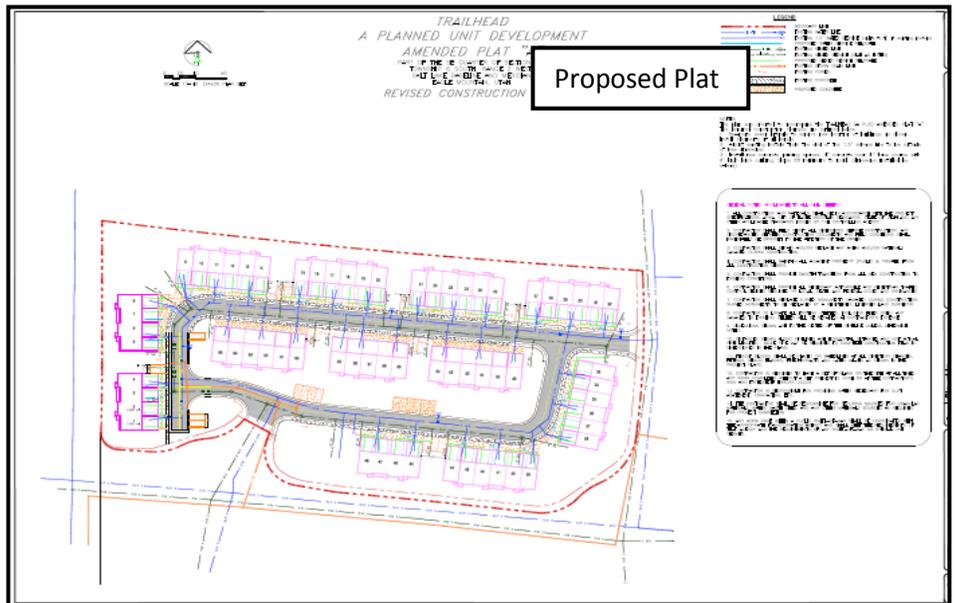
The proposed Trailhead Townhomes development is located just south of the existing Eagle Valley Elementary school and north of Town Hall. The original recorded plat application consisted of 65 townhome units on 5.17

ac for a density of 12.75 units per acre on the overall project. Since the plat was recorded in June of 2008 the project has been stalled. The project was taken back by the banks and has sat with no progress since that time. The infrastructure has been completely installed for the project. Whenever there is a change in a recorded final plat the city code requires that an amended plat application is submitted and approved by the City Council. The current developer is requesting this amended plat because he wants to build the townhomes with different elevations. There is no change in the number of units or density. There is no change in road configuration. The lot layout has been slightly altered.



**Parks/Amenities/Agreement**

The Trailhead Townhomes were originally approved with a clubhouse and a swimming pool which are required by the Tier III development standards. Since the project was taken by the banks different investors have looked at finishing the project. The main problem with an investor taking the project was the cost feasibility of the swimming pool and clubhouse. The HOA fees for each individual unit would be extremely high making it unfeasible to maintain the amenities cost effectively. Due to this fact the banks and the City administration met and decided on an agreement to change the park and



amenities plan and address some of the other issues involved with Trailhead Townhomes. The swimming pool and clubhouse were removed and replaced with an agreement that the developer is required to spend a minimum of \$30,000 dollars towards the park and amenities.

***Staff Recommendation***

In staff's opinion the proposed amended final plat meets the criteria for approval. The Council can recommend approval, denial, or can table this application with findings of fact (valid reasoning). We recommend that the City Council approve the proposed amended final plat.

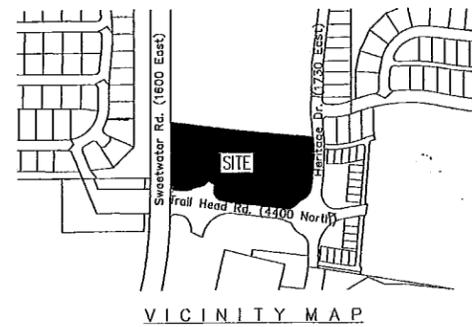
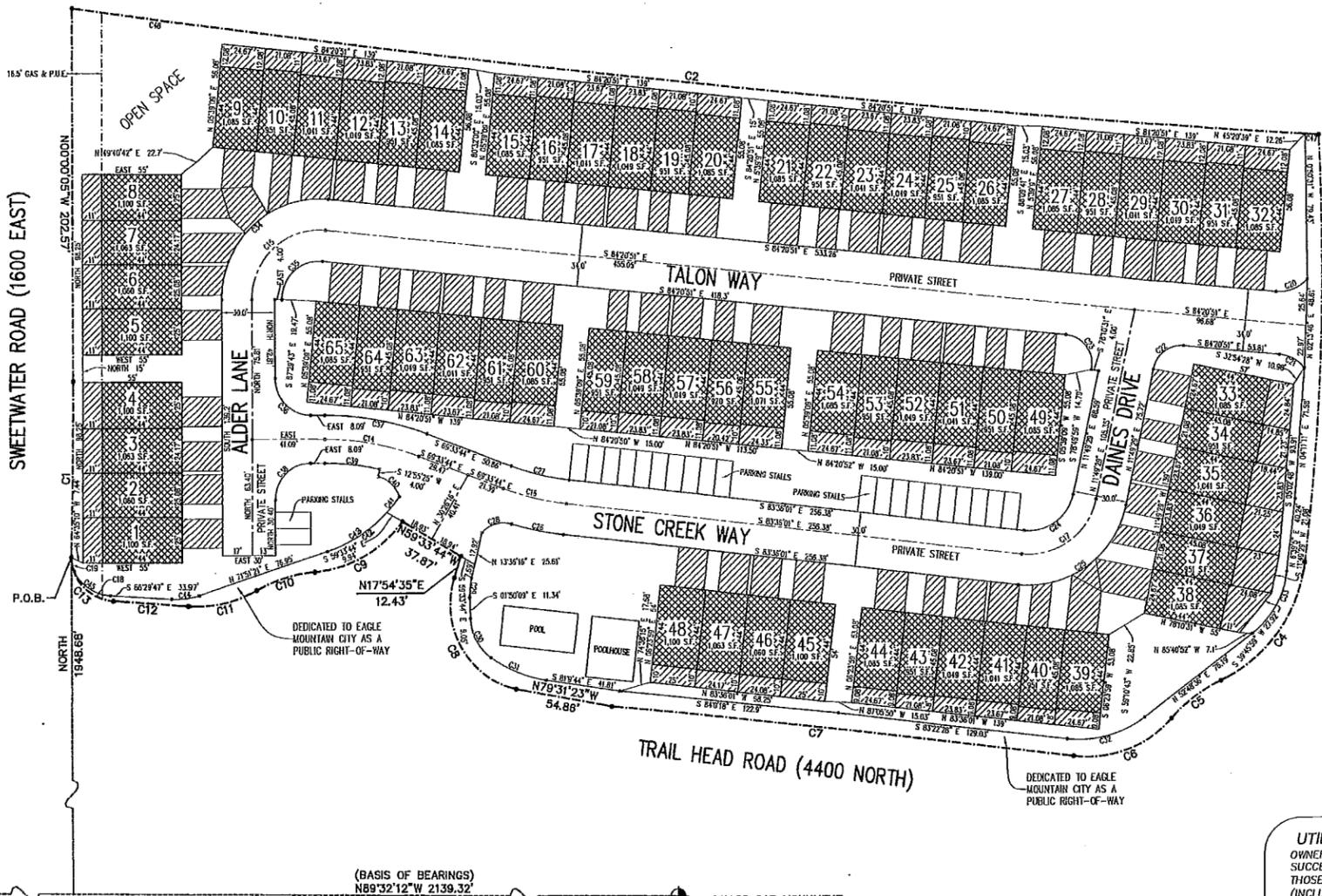
***Recommended Motions***

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 Trailhead Townhomes Amended Final Plat.*

***Attachments:*** Recorded Final Plat, Amended Final Plat





VICINITY MAP

NOTE: "NO PARKING" SIGNS TO BE INSTALLED ALONG ROADWAY TO PROHIBIT ON-STREET PARKING.

**LEGEND**

- SECTION CORNER
- COMMON AREAS & FACILITIES
- BUILDING/Private AREA
- LIMITED COMMON AREA
- CI CURVE NUMBER

12738

BRASS CAP MONUMENT SOUTH 1/4 CORNER SECTION 12 T6S, R2W, SLB&M

(BASIS OF BEARINGS) N89°32'12"W 2139.32'

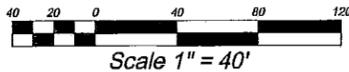
BRASS CAP MONUMENT SOUTHEAST CORNER SECTION 12 T6S, R2W, SLB&M

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3641.24	95.57	01°30'14"	95.67	N 00°47'58" E
C2	10334.40	701.49	03°53'21"	701.35	S 84°14'11" E
C3	1313.13	234.43	10°13'43"	234.11	S 02°02'20" W
C4	83.36	57°32'30"	79.90	S 35°55'27" W	
C5	87.00	35.17	23°09'34"	34.93	S 03°08'55" W
C6	53.00	81.12	55°33'25"	82.78	S 69°19'50" W
C7	10021	260.07	01°29'13"	260.06	N 83°37'04" W
C8	48.26	79.51	94°24'02"	79.82	N 29°24'56" W
C9	68.00	58.08	48°58'09"	56.33	S 60°43'12" W
C10	82.00	34.71	24°14'59"	34.45	S 73°03'47" W
C11	68.00	39.54	33°19'12"	38.99	S 77°35'53" W
C12	10057.00	41.73	00°14'16"	41.73	N 89°51'35" W
C13	25.00	38.60	83°33'07"	33.42	N 44°02'08" W
C14	150.00	53.51	20°25'16"	53.22	N 79°48'52" W
C15	38.00	63.44	95°38'09"	56.32	N 47°48'35" E
C16	150.00	36.75	14°02'17"	36.66	S 76°34'53" E
C17	38.00	56.09	84°34'30"	50.14	N 34°08'44" E
C18	25.00	28.87	85°01'17"	27.29	N 82°53'11" W
C19	25.00	7.73	174°25'1"	7.70	N 10°58'57" W
C20	21.00	19.72	53°47'45"	19.00	S 68°45'17" W
C21	21.00	16.17	44°7'12"	15.77	N 62°17'15" W
C22	16.00	23.41	83°49'41"	21.38	S 53°44'19" W
C23	16.00	26.89	86°10'18"	23.81	S 36°15'41" E
C24	25.00	36.90	84°34'30"	33.64	S 54°04'44" W
C25	55.00	81.19	84°34'30"	74.01	S 54°04'44" W
C26	167.00	30.00	101°7'29"	29.98	N 78°27'17" W
C27	137.00	33.57	142°12'7"	33.48	N 76°34'53" W
C28	16.00	18.21	65°12'28"	17.24	S 74°51'4" W
C29	40.00	10.78	152°26'20"	10.75	S 53°44'19" W
C30	28.00	25.82	52°50'19"	24.92	S 20°15'10" E
C31	73.00	33.75	262°9'16"	33.45	S 67°55'6" E
C32	60.00	45.88	43°48'58"	44.77	N 74°43'4" W
C33	50.00	40.28	46°9'31"	39.20	N 29°43'50" E
C34	55.00	91.02	95°39'9"	81.52	S 47°48'35" W
C35	21.00	35.06	95°39'9"	31.13	S 47°48'35" W
C36	20.00	31.42	90°0'0"	28.28	S 45°00'0" E
C37	163.00	58.14	20°26'16"	57.84	S 78°46'52" E
C38	20.00	31.42	90°0'0"	28.28	N 45°00'0" E
C39	137.00	30.90	123°52'25"	30.84	S 83°32'18" E
C40	16.00	16.92	60°35'23"	16.14	S 46°45'4" E
C41	79.00	10.95	73°17'11"	10.95	S 38°55'5" W
C42	79.00	38.93	283°74'4"	38.51	S 72°22'28" W
C43	78.00	50.89	363°44'6"	50.02	S 53°23'58" W
C44	39.00	14.74	21°38'53"	14.65	S 82°40'47" W
C45	24.00	25.46	80°48'29"	24.28	N 56°6'32" W
C46	10334.40	693.68	3°50'45"	693.25	S 84°12'23" E
C47	10334.40	7.80	07°23'	7.80	S 86°9'34" E

**ADDRESS TABLE**

LOT NUMBER	ADDRESS	LOT NUMBER	ADDRESS
1	4367 NORTH ALDER LANE	34	4380 NORTH DAINES DRIVE
2	4371 NORTH ALDER LANE	35	4374 NORTH DAINES DRIVE
3	4375 NORTH ALDER LANE	36	4370 NORTH DAINES DRIVE
4	4381 NORTH ALDER LANE	37	4366 NORTH DAINES DRIVE
5	4389 NORTH ALDER LANE	38	4362 NORTH DAINES DRIVE
6	4393 NORTH ALDER LANE	39	1720 EAST STONE CREEK WAY
7	4397 NORTH ALDER LANE	40	1716 EAST STONE CREEK WAY
8	4401 NORTH ALDER LANE	41	1712 EAST STONE CREEK WAY
9	1633 EAST TALON WAY	42	1708 EAST STONE CREEK WAY
10	1637 EAST TALON WAY	43	1704 EAST STONE CREEK WAY
11	1641 EAST TALON WAY	44	1700 EAST STONE CREEK WAY
12	1645 EAST TALON WAY	45	1696 EAST STONE CREEK WAY
13	1649 EAST TALON WAY	46	1692 EAST STONE CREEK WAY
14	1653 EAST TALON WAY	47	1688 EAST STONE CREEK WAY
15	1657 EAST TALON WAY	48	1684 EAST STONE CREEK WAY
16	1661 EAST TALON WAY	49	1680 EAST STONE CREEK WAY
17	1665 EAST TALON WAY	50	1676 EAST STONE CREEK WAY
18	1669 EAST TALON WAY	51	1672 EAST STONE CREEK WAY
19	1673 EAST TALON WAY	52	1668 EAST STONE CREEK WAY
20	1677 EAST TALON WAY	53	1664 EAST STONE CREEK WAY
21	1681 EAST TALON WAY	54	1660 EAST STONE CREEK WAY
22	1685 EAST TALON WAY	55	1656 EAST STONE CREEK WAY
23	1689 EAST TALON WAY	56	1652 EAST STONE CREEK WAY
24	1693 EAST TALON WAY	57	1648 EAST STONE CREEK WAY
25	1697 EAST TALON WAY	58	1644 EAST STONE CREEK WAY
26	1701 EAST TALON WAY	59	1640 EAST STONE CREEK WAY
27	1705 EAST TALON WAY	60	1636 EAST STONE CREEK WAY
28	1709 EAST TALON WAY	61	1632 EAST STONE CREEK WAY
29	1713 EAST TALON WAY	62	1628 EAST STONE CREEK WAY
30	1717 EAST TALON WAY	63	1624 EAST STONE CREEK WAY
31	1721 EAST TALON WAY	64	1620 EAST STONE CREEK WAY
32	1725 EAST TALON WAY	65	1616 EAST STONE CREEK WAY
33	1729 EAST TALON WAY		
34	4384 NORTH DAINES DRIVE		



Scale 1" = 40'

**SURVEYOR'S CERTIFICATE**

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176895 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Victor E. Hansen*  
VICTOR E. HANSEN RLS 176895  
DATE: Sept. 21, 2006

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°32'12"W 2,139.32 FEET ALONG THE SECTION LINE AND NORTH 1,948.68 FEET FROM THE SE CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,641.24 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 95.57 FEET, THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°47'58"E 95.57 FEET); THENCE N00°00'05"W 202.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,334.40 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 701.49 FEET THROUGH A CENTRAL ANGLE OF 03°53'21" (CHORD BEARS S84°14'11"E 701.35 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,313.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 234.43 FEET THROUGH A CENTRAL ANGLE OF 10°13'43" (CHORD BEARS S02°02'20"W 234.11 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 57.32 FEET THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°47'58"E 57.32 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 35.17 FEET THROUGH A CENTRAL ANGLE OF 23°09'34" (CHORD BEARS S03°08'55"W 34.93 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 61.12 FEET THROUGH A CENTRAL ANGLE OF 55°35'25" (CHORD BEARS S69°19'50"W 58.76 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 10,021.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 260.07 FEET THROUGH A CENTRAL ANGLE OF 01°29'13" (CHORD BEARS N83°37'04"W 260.06 FEET); THENCE N79°31'23"W 54.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 79.51 FEET THROUGH A CENTRAL ANGLE OF 94°24'02" (CHORD BEARS N29°24'56"W 70.82 FEET); THENCE N17°54'35"E 12.43 FEET; THENCE N59°33'44"W 37.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 58.08 FEET THROUGH A CENTRAL ANGLE OF 48°58'09" (CHORD BEARS S60°43'12"W 56.33 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 34.71 FEET THROUGH A CENTRAL ANGLE OF 24°14'59" (CHORD BEARS S73°03'47"W 34.45 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 39.54 FEET THROUGH A CENTRAL ANGLE OF 33°19'12" (CHORD BEARS S77°35'53"W 38.99 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,057.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 41.73 FEET THROUGH A CENTRAL ANGLE OF 01°29'13" (CHORD BEARS N83°37'04"W 41.73 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 36.60 FEET THROUGH A CENTRAL ANGLE OF 83°53'07" (CHORD BEARS N44°02'08"W 33.42 FEET) TO THE POINT OF BEGINNING.

CONTAINING 5.173 ACRES, MORE OR LESS.

**CITY ENGINEER APPROVAL**

I CERTIFY THAT THE PLAN AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN, APPROVED THIS 20th DAY OF September, A.D. 2006.

*Wendell T. Tinsley*  
CITY ENGINEER

**CITY ATTORNEY APPROVAL**

APPROVED THIS 20th DAY OF September, A.D. 2006, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN, UTAH.

*Wendell T. Tinsley*  
CITY ATTORNEY

**ACCEPTANCE BY LEGISLATIVE BODY**

THE City of Eagle Mountain, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 9 DAY OF November, A.D. 2006.

APPROVED: *James A. Strouse*  
MAYOR (SEE SEAL BELOW)

ATTEST: *James A. Strouse*  
CLERK/RECORDER (SEE SEAL BELOW)

**UTILITY DEDICATION**

OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAN AS "COMMON AND LIMITED COMMON AREAS" (INCLUDING STREETS OR DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

OWNER, IN RECORDING THIS PLAN, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES OR STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE LOTS WITHIN THIS DEVELOPMENT. THEIR GUESTS AND INVITEES AND THE SAME ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE PROVISIONS OF THE DECLARATION.

**OWNERS' DEDICATION**

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAN, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAN TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAN AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, (P.O.S.), PARKS AND ALL OTHER PUBLIC USES AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

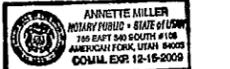
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 21st DAY OF September, A.D. 2006.

*Trans Terra Financial West, Inc.*  
*James A. Packard, Trustee*

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 21st DAY OF September, A.D. 2006, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

*Victor E. Hansen*  
NOTARY PUBLIC (SEE SEAL BELOW)  
MY COMMISSION EXPIRES: 12-15-2009



**TRAILHEAD**  
A PLANNED UNIT DEVELOPMENT  
PLAT "A"  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL: VICTOR HANSEN, 176895, STATE OF UTAH

CITY-COUNTY ENGINEER SEAL: WENDALL T. TINSLEY, 176895, STATE OF UTAH

CLERK-RECORDER SEAL: JAMES A. STROUSE, 176895, STATE OF UTAH

UTAH COUNTY RECORDER SEAL: JAMES A. STROUSE, 176895, STATE OF UTAH

CORPORATE SEAL: TRANS TERRA FINANCIAL WEST, INC., EST. 1986, STATE OF UTAH

SEC. 17-6-21W TU-038