



**EAGLE MOUNTAIN CITY**  
 City Council Staff Report

**JUNE 21, 2016**

*Project:* **Lakeview Estates**  
*Applicant:* Steve and Rod Allred  
*Request:* Preliminary Plat  
*Type of Action:* Action item

**Planning Commission**

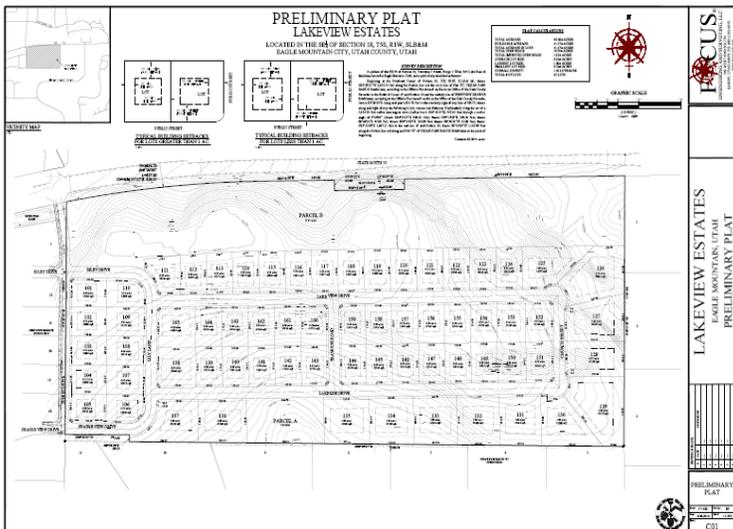
The Planning Commission recommended approval 4-0, of the preliminary plat with the conditions listed in this staff report.

**Location**

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

**Proposal**

The applicant is proposing a preliminary plat consisting of 65 lots. The lots range from ½ acre to 1.5 acres in size. The density of the plat is 1.58 units per acre. The proposal does comply with the City’s Future Land Use General Plan. The General Plan land use designation for this area is Rural Residential which requires lots of a ½-acre minimum. This preliminary plat does comply with the buffering & transitioning requirements with the exception of Lot 128 it does not comply it is .97 ac should



be 1.0.

The proposed preliminary plat includes the following:

- 11 1-acre lots abutting the Cedar Pass Ranch development to the east and south.
- Fifty-four ½-acre lots.

- Total Lots = 65 lots for a density of 1.58 units per acre.

### **Surrounding Zoning**

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

### **UDOT Right of Way**

UDOT has requested that land is preserved along Cory Wride Memorial Hwy (SR73) for future expansion of the roadway. The applicant preserved and designated area along Cory Wride Memorial Hwy for expansion of the roadway.

### **Parks/Open Space**

The proposed application requires 1.49 acres of improved open space and 149 amenity points. The proposed open space for the project is 1.65 acres in size however this does include a large portion designated as detention basin. City code states: "*Stormwater detention or retention basins may only be considered towards meeting the required improved open space if the useable portion of the pond is improved with sod and the basin is designed to be an amenity, including trails around the pond, boardwalks, bridges, or other features. The 10-year flood area will not be counted*". This park detention area is designed with a sod and a trail surrounding the basin. The applicant will need to complete and submit the Parks and Open space worksheet calculating the required amenity points. The applicant will also be required to pay the community improvement fee which is \$2,000 per buildable acre.

### **Street Lights**

The applicant will need to submit a street light plan. The street lights can be added to the utility plan. The City will submit the plan to a third party to create an estimate of cost for the street lights. The applicant will pay the fee to the Planning department before the plat can be recorded. All lights will need to be dark sky compliant.

### **Remnant Piece of Ground**

The proposed plat is showing a left over piece of property in the southwest corner of the plat. Staff feels that this piece should be incorporated into the proposed plat. The applicant can propose an alternative use for this piece. Staff is afraid that the piece would eventually end up in a tax sell with Utah County.

### **Staff Recommendation**

In staff's opinion the proposed preliminary plat meets the requirements for approval, so we recommend that the City Council approve the Lakeview Estates preliminary plat. The Council can recommend approval, denial, or can table this application with findings of fact (valid reasoning).

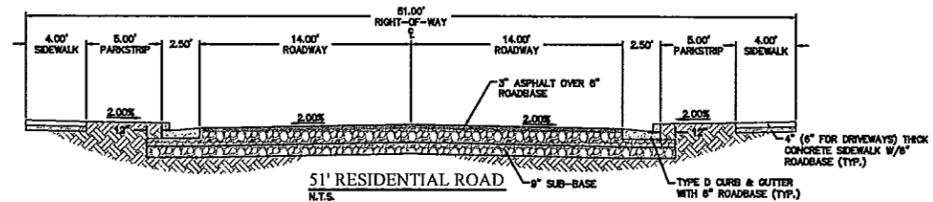
### **Recommended Motions**

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

*I move that the City Council approve the Lakeside Estates Preliminary Plat application with the following conditions:*

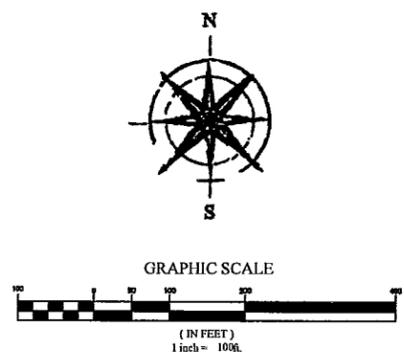
1. The applicant shall submit a parks and open space amenities worksheet.
2. Street lights are added to the utility plan.
3. The street names for Church Way and Lake View are changed.
4. Leftover piece of property in southwest corner of plat be incorporated in to the proposed plat or an alternative plan for the piece be approved.

**Attachments:** Preliminary plat, Landscape plan



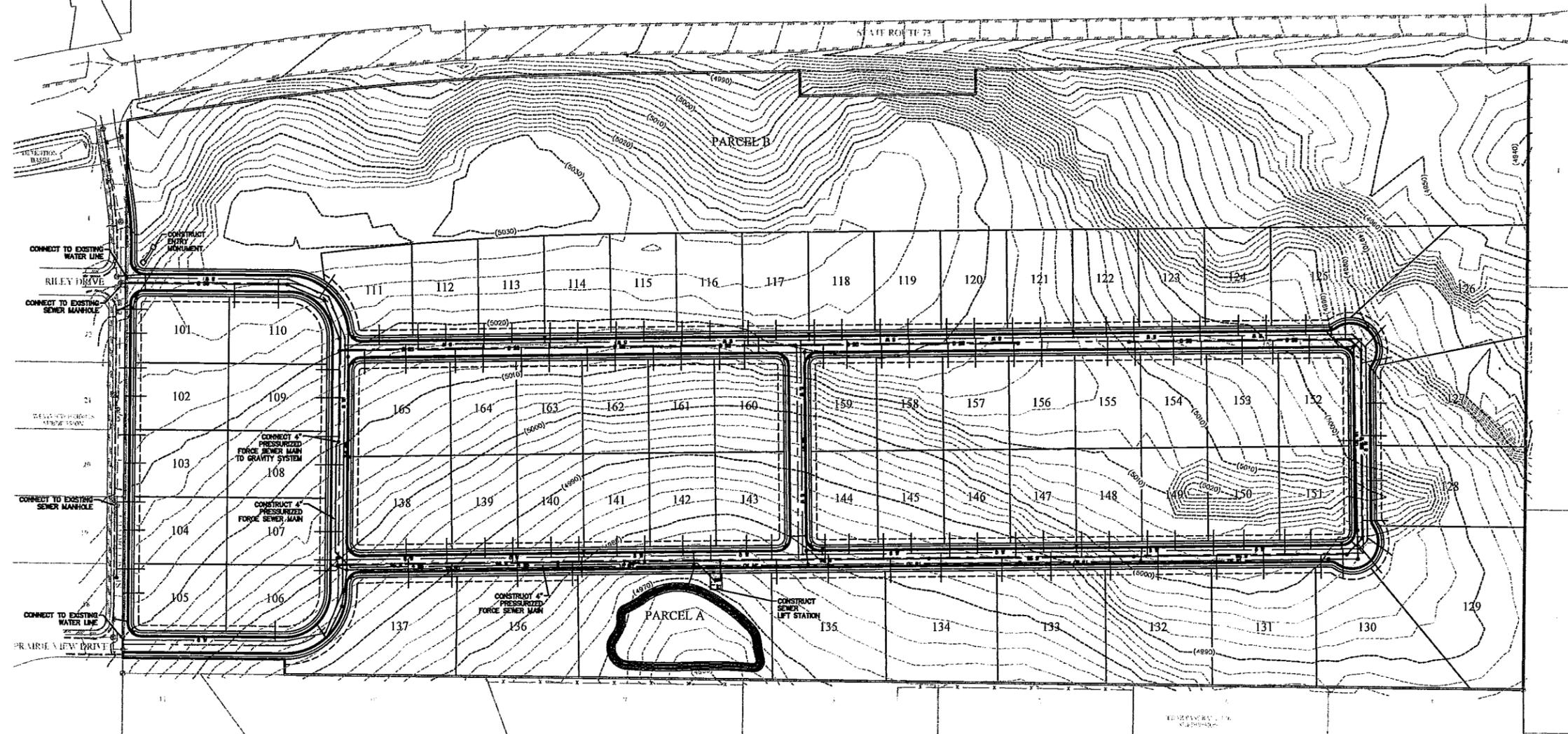
**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	4" SANITARY SEWER
---	4" CULINARY WATER
---	4" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



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**LAKEVIEW ESTATES**  
EAGLE MOUNTAIN, UTAH  
**PRELIMINARY UTILITY PLAN**



REVISION BLOCK

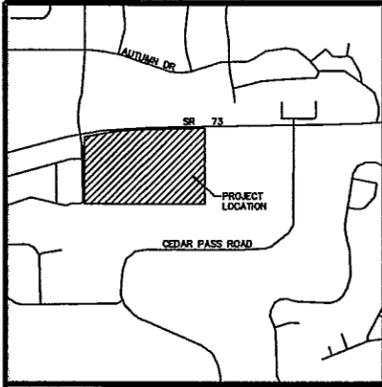
#	DATE	DESCRIPTION
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**PRELIMINARY UTILITY PLAN**

Scale: 1"=100' Drawn: BP  
Date: 3/30/2016 Job #: 15-293  
Sheet: C02



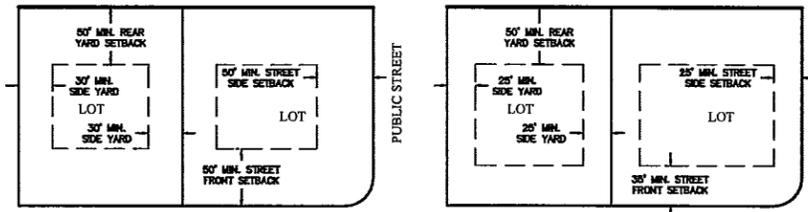
\\s01515-293.dwg - sheet - 3/30/2016 15-293.dwg - 15-293.dwg - 15-293.dwg - Preliminary Utility Plan.dwg



VICINITY MAP  
M.T.S.

# PRELIMINARY PLAT LAKEVIEW ESTATES

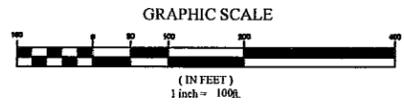
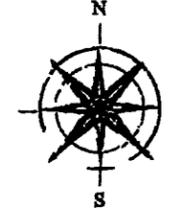
LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 18, T5S, R1W, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



TYPICAL BUILDING SETBACKS  
FOR LOTS GREATER THAN 1 AC.  
M.T.S.

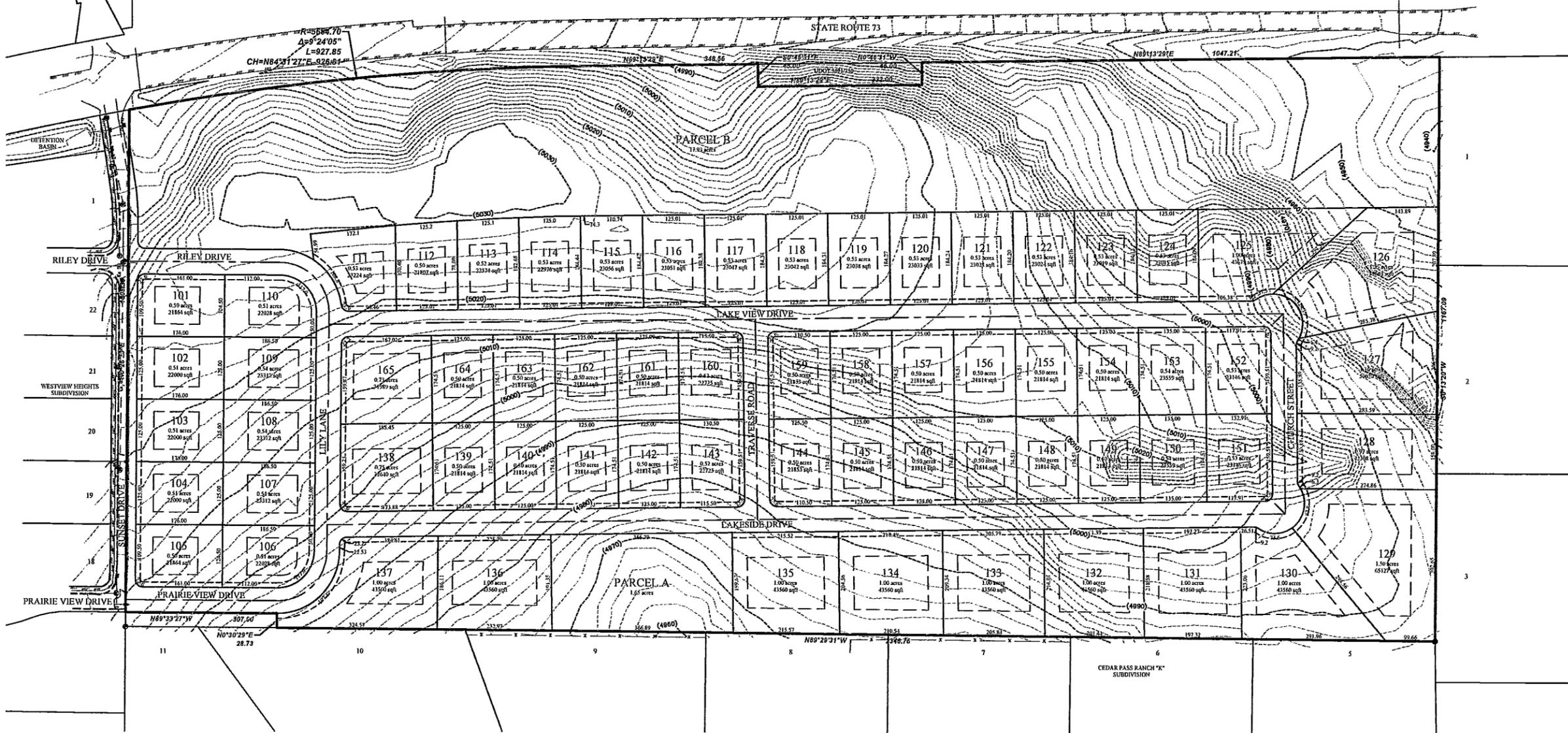
TYPICAL BUILDING SETBACKS  
FOR LOTS LESS THAN 1 AC.  
M.T.S.

PLAT CALCULATIONS	
TOTAL ACREAGE:	68.36± ACRES
BUILDABLE ACREAGE:	41.17± ACRES
TOTAL ACREAGE IN LOTS:	41.17± ACRES
TOTAL OPEN SPACE:	19.78± ACRES
TOTAL IMPROVED OPEN SPACE:	1.65± ACRES
AVERAGE LOT SIZE:	0.63± ACRES
LARGEST LOT SIZE:	1.50± ACRES
SMALLEST LOT SIZE:	0.50± ACRES
OVERALL DENSITY:	1.58 LOTS/ACRE
TOTAL # OF LOTS:	65 LOTS



**SURVEY DESCRIPTION**  
A portion of the SE $\frac{1}{4}$  of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:  
Beginning at the Southeast Corner of Section 18, T5S, R1W, S.L.B. & M.; thence N89°29'31" W 2,653.73 feet along the Section line and the north line of Plat "K", CEDAR PASS RANCH Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder to the South  $\frac{1}{4}$  Corner of said Section 18 and the easterly line of WESTVIEW HEIGHTS Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°26'33" E along said plat 1,031.76 feet to the southerly right-of-way line of SR-73; thence along said right-of-way the following 6 (six) courses and distances: Northeastly along the arc of a 5,654.70 foot radius non-tangent curve (radius bears: S10°10'35" E) 927.85 feet through a central angle of 9°24'05" (chord: N84°31'27" E 926.81 feet); thence N89°13'29" E 348.56 feet; thence S0°46'31" E 45.00 feet; thence N89°13'29" E 332.00 feet; thence N0°46'31" W 45.00 feet; thence N89°13'29" E 1,047.21 feet to the east line of said Section 18; thence S0°13'20" W 1,167.09 feet along the Section line and along said Plat "K" of CEDAR PASS RANCH Subdivision to the point of beginning.

Contains: 68.36± acres



## LAKEVIEW ESTATES EAGLE MOUNTAIN, UTAH PRELIMINARY PLAT

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PRELIMINARY  
PLAT

Scale: 1"=100'  
Date: 3/30/2016  
Sheet:

Drawn: BP  
Job #: 15-293

C01

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