



EAGLE MOUNTAIN CITY
City Council Staff Report

JUNE 21, 2016

Project: **Gateway Park Ph.B**
Applicant: Scot Hazard
Request: Preliminary Plat
Type of Action: Action Item

Planning Commission

The Planning Commission recommended approval 4-0 with no conditions of approval.

Location

The proposed Eagle Mountain Business Park is located northwest of SR73 and Mt. Airey Drive. The properties have been referred to in the past as Talon Cove and the Smith Sisters properties.

Background

Mountainland Association of Governments approved money for UDOT to purchase a portion of the proposed preliminary plat property for future ROW expansion. The applicant has been working with UDOT but has been unable to finalize any purchase of the land. So the applicant is moving forward with this preliminary plat. UDOT's future plans show expansion of Cory Wride Memorial Hwy (SR73) to become a major transportation corridor.

Proposal

The proposed preliminary plat consists of 4 lots on 8.18 acres. The property is zoned commercial. The project is proposed as two phases. Phase 1 will be Lot 1 only and Phase 2 will be lots 2, 3 & 4 of the preliminary plat.

Surrounding Zoning

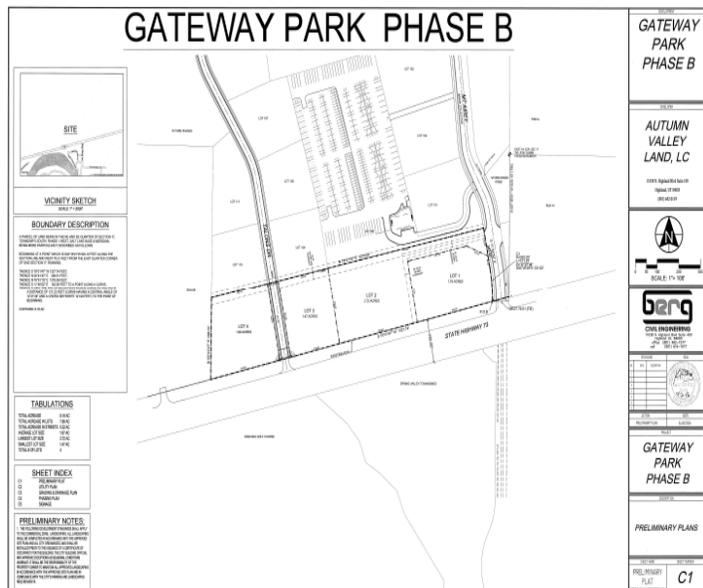
These properties are bordered on the south by SR 73, on the west by vacant commercial and Industrial property and on the east by agricultural and industrial land.

Access

Currently the only lot of the proposed plat that has access is lot 1. Talons Dr. is not built yet so the only access is along /Mt. Airey Dr. Before phase 2 of the project can be approved as final plat, lots 2, 3 & 4 will have to have access.

Easements

There are two major easements located on the plat. There is a 40' water line easement the water line is currently being installed. There is also a 20' sewer line easement along the northern portion of lots 2, 3, & 4.



Site Plan

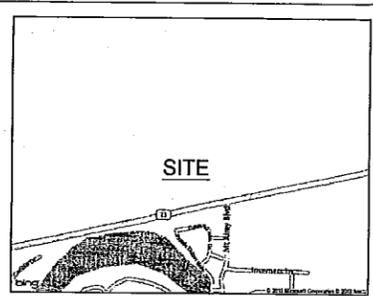
All of the lots in this proposed plat will be required to submit for a site plan application and site approval as the lots begin to get developed.

Planning Commission Recommendations

The City Council may recommend: approval, approval with conditions, denial, or may table/continue the meeting to a later date. The following motion are provided for the benefit of the City Council and may be read or referenced when making a motion.

The City Council recommends approval of the Gateway Park Ph.B Preliminary Plat.

GATEWAY PARK PHASE B



VICINITY SKETCH
SCALE 1" = 500'

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING IN THE NE AND SE QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 500' 1/8" W 520.10 FEET ALONG THE SECTION LINE AND WEST 76.51 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17, RUNNING:

THENCE S 78° 01' 47" W 1327.74 FEET;
 THENCE N 00° 41' 47" E 288.51 FEET;
 THENCE N 78° 51' 18" E 1278.58 FEET;
 THENCE S 11° 49' 52" E 142.85 FEET TO A POINT ALONG A CURVE;
 THENCE ALONG THE ARC OF 552.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 121.23 FEET (CURVE HAVING A CENTRAL ANGLE OF 12° 21' 34" AND A CHORD S65° 35' 05" E 121.00 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 8.18 AC

TABULATIONS

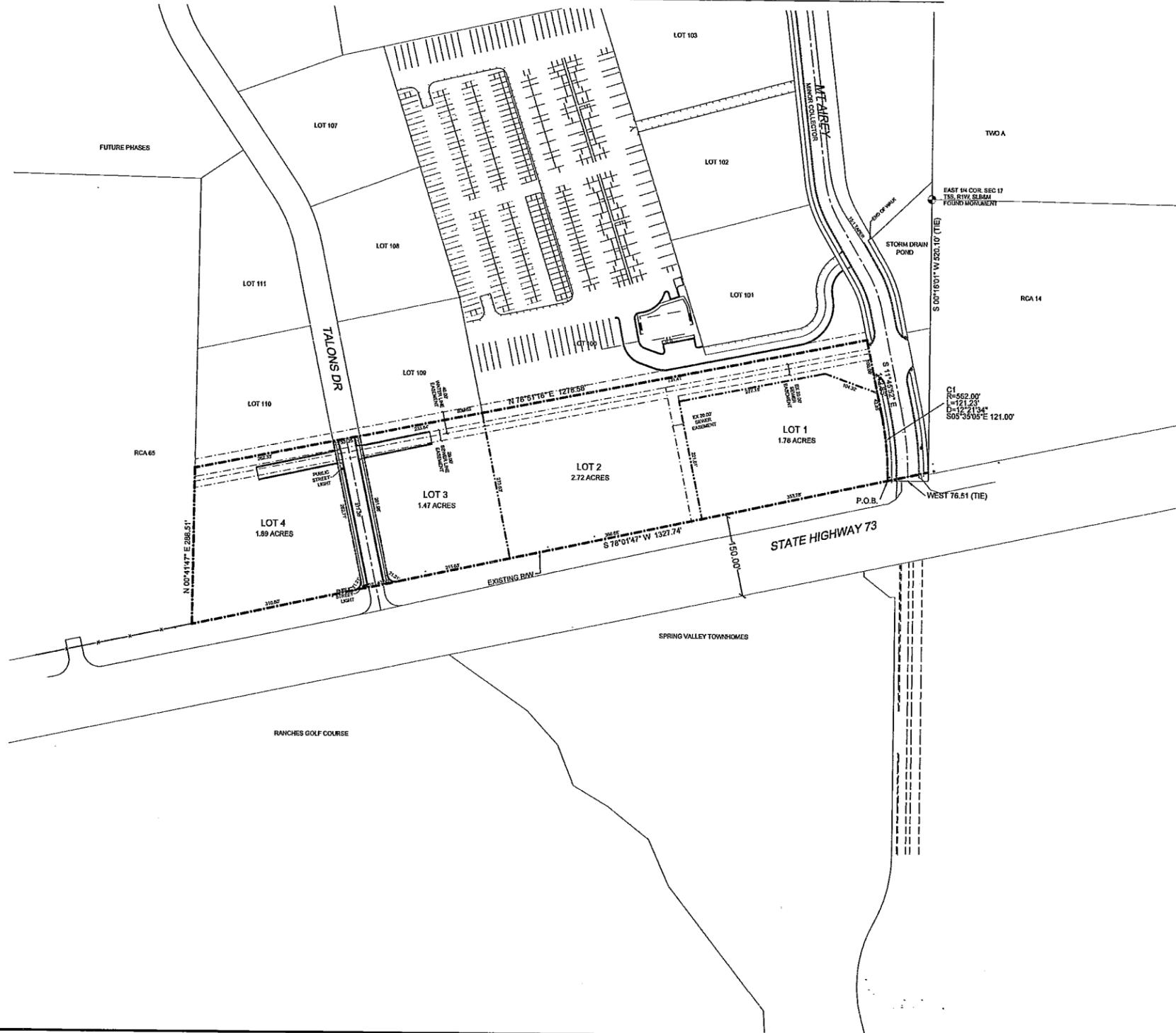
TOTAL ACREAGE	8.18 AC
TOTAL ACREAGE IN LOTS	7.66 AC
TOTAL ACREAGE IN STREETS	0.32 AC
AVERAGE LOT SIZE	1.91 AC
LARGEST LOT SIZE	2.72 AC
SMALLEST LOT SIZE	1.47 AC
TOTAL # OF LOTS	4

SHEET INDEX

C1	PRELIMINARY PLAT
C2	UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	PHASING PLAN
C5	SIGNAGE & LANDSCAPE

PRELIMINARY NOTES:

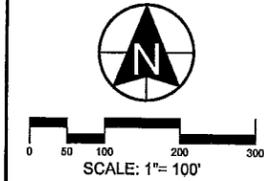
1. THE FOLLOWING DEVELOPMENT STANDARDS SHALL APPLY TO THE COMMERCIAL ZONE: LANDSCAPING: ALL LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND ALL CITY ORDINANCES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THE CITY BUILDING OFFICIAL MAY APPROVE EXCEPTIONS AS SEASONAL CONDITIONS VARIANTS. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL APPROVED LANDSCAPING IN ACCORDANCE WITH THE APPROVED SITE PLAN AND IN COMPLIANCE WITH THE CITY'S PARKING AND LANDSCAPING REQUIREMENTS.



GATEWAY PARK PHASE B

DEVELOPER
AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 615-1677

NO.	DATE	DESCRIPTION	SEAL
1			
2			
3			
4			
5			
6			
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ACTION	DATE
PRELIMINARY PLAN	06/02/2016

GATEWAY PARK PHASE B

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1