



EAGLE MOUNTAIN CITY
City Council Staff Report

JULY 19, 2016

Project: **Overland Phase A – Preliminary Plat**
Applicant: Ivory Development (Agent – Bryon Prince)
Type of Action: Action Item; Public Hearing

Planning Commission Action

On July 12 the Planning Commission held a public hearing on this item. Following no public comment (except from the applicant) and some discussion, they approved a motion (5-0) to recommend approval of the Overland Phase A Preliminary Plat to the City Council with the following conditions:

1. *The applicant must deposit \$150,000 with the recording of the first final plat as a fee-in-lieu deposit. If the amended MDA requires additional fee-in-lieu dollars, these will be required according to the timeline specified in the MDA in the future.*
2. *Six-foot tall privacy fencing or decorative wall shall be installed along the backs of lots 135-137 along with the infrastructure for the subdivision, similar to the examples provided by the applicant at the meeting.*
3. *A landscaped entryway monument plan shall be submitted for review and approval of the Planning Commission and City Council, and be installed prior to the first certificate of occupancy in the development.*
4. *A landscaping plan must be submitted for staff approval that includes landscaping treatments of the trail corridors, street trees, and temporary retention ponds. The trails and landscaping within the trail corridors must be completed prior to 40% of the building permits being issued in the final plat that includes the corridor.*
5. *The name of the project must be changed to Overland Phase A, with final plats being named Overland Phase A Plat 1, or Overland Plat A-1.*
6. *Street names are not approved as proposed, and must be amended and approved prior to final plat approval by the City Council.*

PROPOSAL

Project Location: West of Pony Express Parkway and north of Mid-Valley Road (north and east of Frontier Middle School); Parcel 58:054:0026.

Zoning: Town Core Residential

The proposed Overland project is the first residential plat within the SITLA (State of Utah School and Institutional Trust Lands) Master Development Plan (Mid-Valley Parcel). The plat tabulations are shown here. →

<u>PLAT CALCULATIONS</u>	
TOTAL ACREAGE:	64.93± ACRES
BUILDABLE ACREAGE:	63.77± ACRES
TOTAL ACREAGE IN LOTS:	47.48± ACRES
TOTAL OPEN SPACE:	1.16± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	0.35± ACRES
LARGEST LOT SIZE:	0.84± ACRES
SMALLEST LOT SIZE:	0.24± ACRES
OVERALL DENSITY:	2.86 LOTS/ACRE
TOTAL # OF LOTS:	137 LOTS

We are working with the applicant to draft a new or revised master development agreement for this project, along with a new master development plan. However, since the drafting of a revised development agreement will take quite a bit of time, and the applicant has existing vested rights under the SITLA master development agreement (MDA) for this project, they wish to proceed with the first phase of development prior to finalizing a new MDP and MDA. Ivory Development and SITLA have an agreement between the two parties that requires timely performance and development. Ivory wishes to comply with that agreement and proceed with this first preliminary plat in a timely manner.



The existing MDA requires the following:

- Minimum acres for a preliminary plat in this area: 40 acres
- Minimum lot size in this area: 5,000 square feet
- Minimum lot width/frontage: 60 feet

A preliminary plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc.

Lots

The lots in this development average 0.35 acres (15,246 sq ft), with the smallest lot being just under a ¼ acre (10,169 sq ft). Lot frontages/widths are all well over the required 60 feet. The setbacks are consistent with those in the City Code.

Street Circulation

This development provides two access points to Pony Express Parkway, located at existing breaks in the medians. There is also only one cul-de-sac, which seems to be necessary based upon the triangle property that exists as a result of the middle school and the Pony Express Trail property. Street connections (stubs) are shown in all directions to future phases.

Utilities

The utilities for this project are fairly straightforward, although the proposal is to place temporary retention ponds within the Pony Express Trail property, between the trail and the development. In the future this storm water will be piped and directed down to the detention pond to be located in a future phase of the Cory Wide Memorial Park.

Parks & Trails

This development will include some trails which consist of either widened sidewalks or asphalt trails, along with some trail connections to the Pony Express Trail and one connecting the neighborhood to the Middle School through the back fence. We have reached out to the School District for their feedback concerning this connection, and although the initial feedback has been positive, it will require approval by the School Board. A trails plan has been submitted (see attached) that indicates locations of asphalt trails and widened sidewalks. A landscaping plan will be required that indicates planned improvements on each side of trails. The proposed asphalt trail leading to the Pony Express Trail passes through a temporary retention basin. Either the basin or the trail will need to be relocated.

Required Improved Open Space: 3.145 Acres (137 lots x 1,000 sq ft = 137,000 sq ft / 43,560 = 3.145 acres)

Section 16.35.105A2 states:

Developers are encouraged, whenever possible, to consolidate improved open space into larger parks that may be used by more than one neighborhood, or improve existing nearby parks.

Collocation with schools or other institutions is also encouraged. If the neighborhood is within 1,320

feet of an existing park, the developer may be required to improve the existing park rather than create additional park space within the development, at the discretion of the planning commission and city council.

While the furthest north lots in this development are approximately ½ mile away from the park, a majority of the neighborhood is within walking distance of the park, and it is also adjacent to the middle school soccer field, track, basketball court, and tennis courts. The applicant has also committed to improving a park in a future phase of this development, to the north or west, within walking distance of this development. We will have to watch for that with a future application. The City and Ivory Development currently disagree about how to interpret the Master Development Agreement between SITLA and the City in relation to parks and open space requirements, and the City and the applicant are currently in ongoing discussions concerning a park plan and improvement schedule for their entire master plan properties. Rather than requiring improved open space within this proposed development, the City and the applicant have agreed to resolve and detail all open space and park requirements in a revised master development agreement. In the meantime, the applicant has agreed to an escrowed deposit that can be released to the City to be spent on nearby parks and open space if ordered in a legal proceeding or if the matter does not become resolved with a revised master development agreement. Any future agreements relative to open space requirements or an in-lieu fee will be applicable to this project.

Fencing

As required by EMMC 16.35.090, lots 135-137 must have a six-foot tall privacy fence or a decorative wall along the back of the lots, since they are adjacent to the property that has been dedicated to the City for a future arterial road. An example of the planned decorative wall is shown here. This fencing will be required to be installed during construction of the project infrastructure, prior to building permits. While the applicant is not technically required to install privacy fencing along the lots abutting the Pony Express Trail property, the applicant is planning to install fencing or a decorative wall, and will be determining the fencing style in the near future.



Residential Bonus Density

The City and Ivory Homes currently disagree on the applicability of the residential bonus density standards to this development, since it is part of the SITLA Mid-Valley Master Development Plan. If applicable, the applicant would have to comply with the following Tier II bonus density improvements:

- Entryways and monuments. In accordance with EMMC 17.30.070C, a landscaped entryway with a monument sign shall be located at each entry to the subdivision. There shall be a prominent monument at the principal entry to the development that may consist of a water feature, sculpture, or monument sign. The entryway signs require approval by the City Council.
 - *Entryway signs have not been included in this project.*
- Improved Open Space.
 - *The applicant is proposing to make improvements to Wride Memorial Park, and is paying a deposit of \$150,000 until a determination can be made (through mediation, if necessary) concerning the required fee-in-lieu.*
- Professional land planning.
 - *They are in compliance with this requirement.*

The applicant would have to choose from the following Tier II improvements for an additional 1.26 units/acre. We recommend “Masonry Materials” and “Residential Lot Landscaping.” *There is no word from the applicant as to whether they will comply with these requirements.*

Table 17.30.110(b) Tier II Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	<i>Base Density Improvements</i>	<i>Required</i>
0.8	<i>Tier I Improvements</i>	<i>Required</i>
	<u>Improved open space</u> : 1,000 square feet improved open space per lot/unit	
0.5	Architectural and landscape guidelines/CC&Rs/design review committee	Optional
0.7	Street trees, enlarged park strips, fencing, and street signposts	Optional
1.0	Masonry materials (75% of the exterior)	Optional
Up to 1.5	Residential lot landscaping (1 front and sides, 0.5 rear)	Optional
0.1 – 0.6	Recreational amenities	Optional
5.9	Total available (cannot exceed 5.2 dwelling units per acre)	

Dark Sky: All exterior lights must comply with the City’s Dark Sky Ordinance.

Unified Fire Authority: The applicant has met the requirements of the Fire Marshal after making some amendments to the road and lot layout. A fire flow report will be required prior to the release of building permits.

Summary

The City and the applicant are in ongoing discussions concerning a major MDP and MDA amendment, which will have impacts on the land uses, zoning, densities, parks requirements, etc. In the meantime, Ivory has proposed this Overland preliminary plat under their vested rights from the existing agreement, along with an understanding that open space requirements will be determined with the revised master development agreement. The same criteria and MDA provisions that are applicable to this current plat may not apply to future plats, depending on the changes to the MDA.

Attachments

- Overland Preliminary Plat and Plans
- Overland Trails Plan
- SITLA Master Development Plan

MASTER DEVELOPMENT PLAN

STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS; MID-VALLEY AND PONY EXPRESS PARCELS.

EAGLE MOUNTAIN CITY, UTAH

Development Density and Zones:

Mid-Valley Parcel

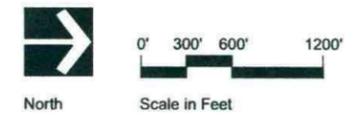
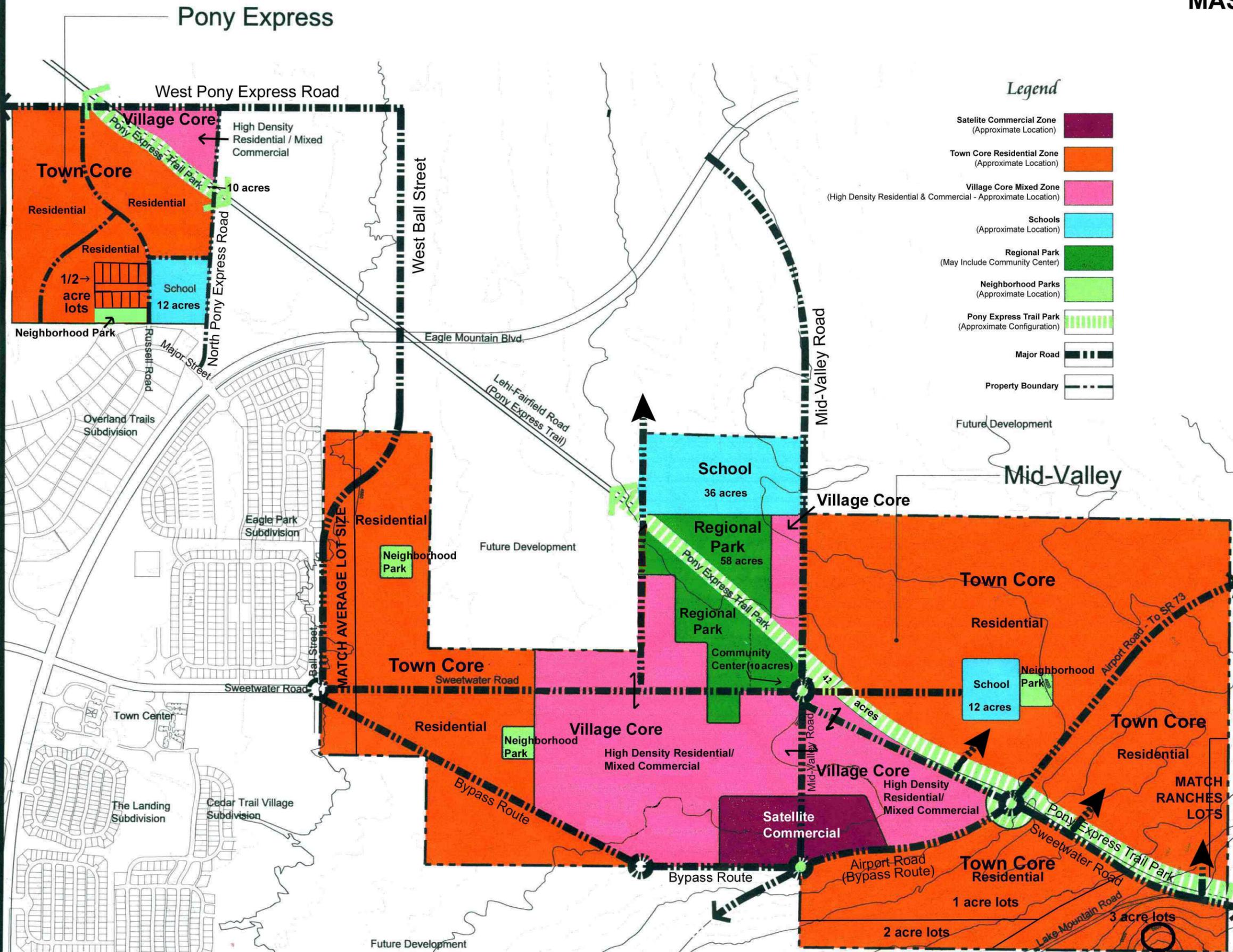
Zone or Land Use	Acres	Residential Units	DU's/ Acre
Town Core Residential Zone (Will include Neighborhood Parks & Open Space)	780	2220	2.88
Village Core Mixed Zone (High Density Residential & Commercial)	224	1344	6
Satellite Commercial (May include 10-Acre Community Center)	36	NA	NA
Regional Park (May include 10-Acre Community Center)	58	NA	NA
Pony Express Trail Park	42	NA	NA
School Sites	48	NA	NA
Total Mid-Valley	1188	3564	3.0

Pony Express Parcel

Zone or Land Use	Acres	Residential Units	DU's/ Acre
Town Core Residential	113	375	3.31
Village Core Residential	13	78	6
Neighborhood Buffer Park	3	NA	NA
School Site	12	NA	NA
Pony Express Trail Park	10	NA	NA
Total Mid-Valley	151	453	3.0
Total Trust Lands	1339	4017	3.0

Legend

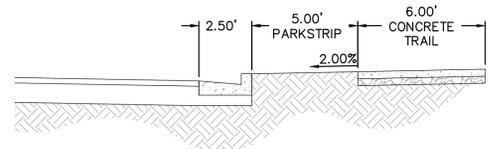
- Satellite Commercial Zone (Approximate Location) [Purple Box]
- Town Core Residential Zone (Approximate Location) [Orange Box]
- Village Core Mixed Zone (High Density Residential & Commercial - Approximate Location) [Pink Box]
- Schools (Approximate Location) [Light Blue Box]
- Regional Park (Approximate Location) [Green Box]
- Neighborhood Parks (Approximate Location) [Light Green Box]
- Pony Express Trail Park (Approximate Configuration) [Green Striped Box]
- Major Road [Thick Dashed Line]
- Property Boundary [Thin Dashed Line]
- Future Development [Dotted Area]



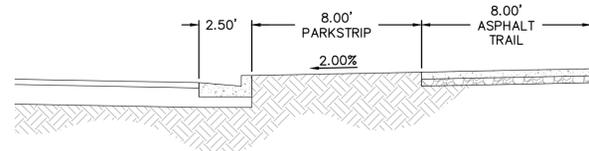
Water Tank Site



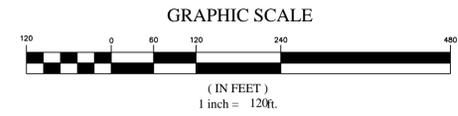
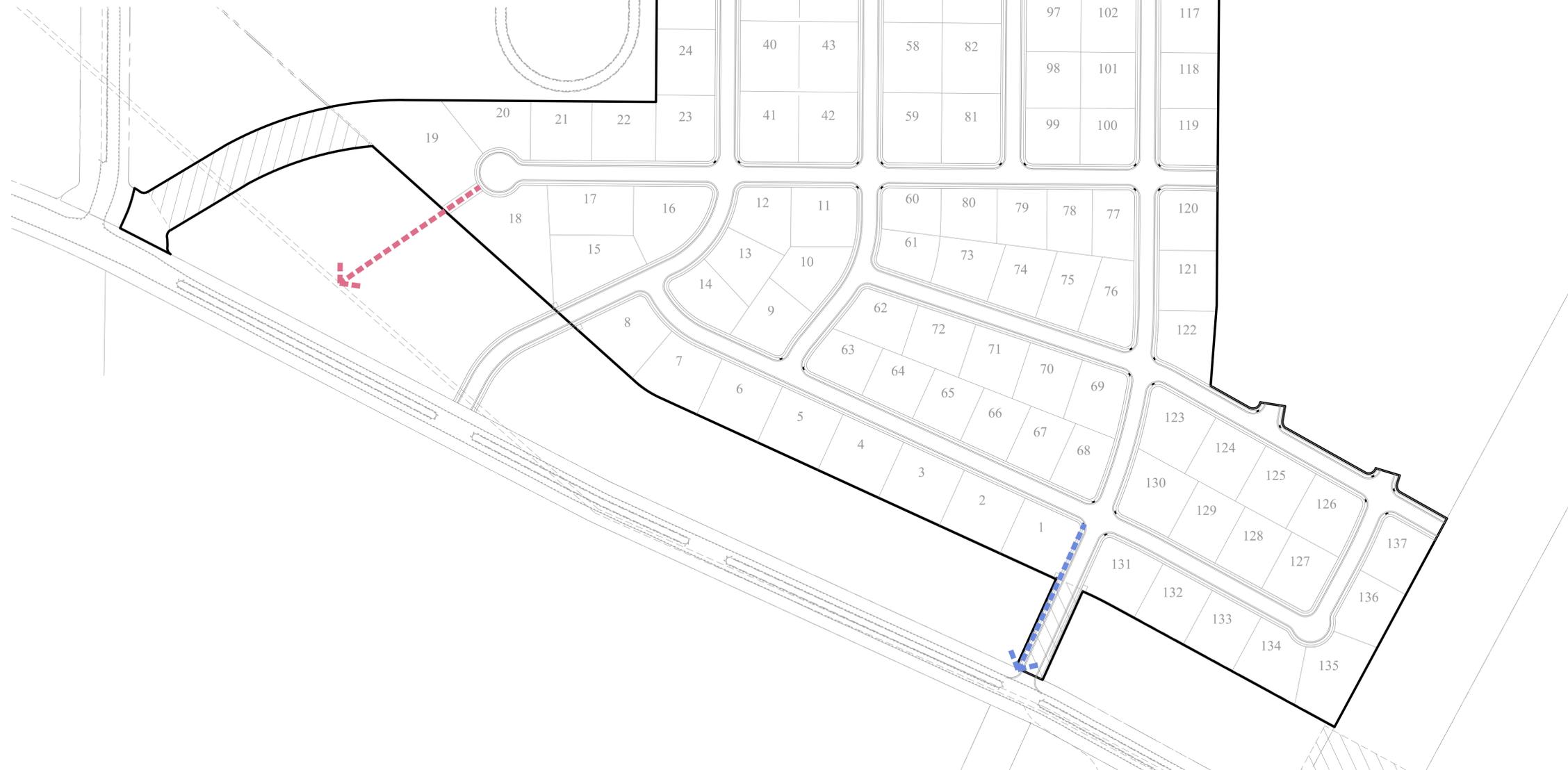
ASPHALT TRAIL SECTION
N.T.S.



6' CONCRETE TRAIL ALONG ROAD SECTION
N.T.S.



8' ASPHALT TRAIL ALONG ROAD SECTION
N.T.S.



LEGEND

- 10' ASPHALT TRAIL - - - - -
- 6' CONCRETE TRAIL - - - - -

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com



OVERLAND
EAGLE MOUNTAIN, UTAH
TRAILS PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

TRAILS PLAN

Scale: 1"=120' Drawn: BP
Date: 6/6/2016 Job #: 15-080
Sheet: C07



Z:\2015\15-080_Overland\Drawings\Sheets\Preliminary\C08 - TRAILS PLAN.dwg



OVERLAND
 EAGLE MOUNTAIN, UTAH
 PHASING PLAN

REVISION BLOCK	DATE	DESCRIPTION

