



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

**AUGUST 16, 2016**

*Project:* **Valley View Foothills Preliminary Plat & MDA Amendment**  
*Applicant:* Ken Olsen & Gary McDougal  
*Type of Action:* Action Item

**Planning Commission**

On July 12 The Planning Commission recommended approval of the Valley View Foothills Preliminary Plat by a vote of 5-0. The approval included all of the conditions of approval listed in this staff report.

**City Council**

This item came before the City Council on July 19, 2016. The item was tabled so that the applicant could address some of the concerns of the City Council. The applicant has platted all lots as ½ acre or more, the lot that was proposed to have septic tank will now have a sewer lateral and attach to the sewer. The applicant has proposed to pave the first 100 feet of the access road to Camp Williams.

**PROPOSAL**

The Valley View Foothills preliminary plat is the final undeveloped area in the Valley View Ranch development. The proposed preliminary plat consists of 46.42 acres with 71 total lots for a density of 1.53 lots per acre. The project's tabulations table is shown here. →

<u>PLAT CALCULATIONS</u>	
TOTAL ACREAGE:	46.42 ACRES
BUILDABLE ACREAGE:	44.68 ACRES
TOTAL ACREAGE IN LOTS:	40.66 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	24945 SF/0.57 ACRES
LARGEST LOT SIZE:	46776 SF/1.07 ACRES
SMALLEST LOT SIZE:	19627 SF/0.45 ACRES
OVERALL DENSITY:	1.53 LOTS/ACRE
TOTAL # OF LOTS:	71 LOTS

**Noteworthy Items**

- Parcel A (access road & trails) – This parcel is to be dedicated to the City. Parcel A is to be an undeveloped road that provides access to Camp Williams, the City's water tower, and acts as a proposed trail buffer between homes on the northern portion of the plat and Camp Williams. The access road abutting the residential lots will be fenced with the following proposed type.



- Lot Sizes (Camp Williams border)  
Section 2.2 of the Valley View Ranch MDA states the following:  
*“To assure compatibility with the adjoining North Ranch and Meadow Ranch communities, Valley View shall be required to plat lots of no less than 1-acre in size for each and every Valley View lot adjoining the North Ranch, Camp Williams, and Meadow Ranch areas.”*
  - *EMMC 17.60.150-D states the following:*  
*“Proposed lots adjacent to Camp Williams, or BLM land, shall be a minimum of one acre in size. The Planning Commission may recommend and the City Council may approve lots smaller than one acre in size when these bodies find that there have been adequate improvements to mitigate concerns with storm water runoff and wild land fires. All development within 1,000 feet of Camp Williams shall have a maximum density of 1.6 dwelling units per acre, and the minimum lot size shall be one-half acre.”*
  - The applicant is proposing an amendment to the MDA asking to allow a minimum ½ acre lots. Their justification is that the addition of the 20-foot wide trail corridor, along with the Camp Williams access road, mitigates concerns with storm water runoff and wild land fires.
- Grading/Drainage – There is a natural drainage path that leads directly to Lot 152. The applicant must add cut-off ditches behind the hillside lots, and must provide for that drainage to get to the storm drain system through an easement along property lines to the satisfaction of the City Engineer.
- Lots – A soils report is required for every lot. Lots with a slope greater than 2:1 will require engineered retaining walls.
- Camp Williams – We spoke with a Camp Williams representative and they expressed support for this project. Camp Williams does not oppose ½ acre lots along the north border of the project.

***Proposed Amendment to Master Development Agreement***

There are two sections of the Master Development Agreement that are being proposed to be changed:

- **Section 2.2 of the Agreement:** The change would allow for less than 1 acre lots along the Camp Williams border instead of requiring 1 acre lots. It will still require any lot bordering North Ranch or Meadow Ranch to be 1 acre or larger.
- **Section 4.2 of the Agreement.** The change will require that no home plan will be approved for construction if a home using the same front elevation has been approved for use on either side or across the street, either directly or diagonally, from the proposed home and no more than 15% of same front elevation.

***Motion***

The Planning Commission recommended approval of the proposed plat with the following conditions:

1. *Master Plan Compliance. That this subdivision complies with all conditions of the Valley View Master Plan and Agreement.*
2. *Approval of this proposed preliminary plat is contingent on an MDA amendment approval from City Council allowing ½-acre lots along the Camp Williams border.*
3. *The applicant shall install 4” of compacted road base for an 8-foot wide trail in the existing trail corridor west of Lots 101 and 102, connecting Country Drive to the trail north of Lot 102.*
4. *3-rail fencing and trail improvements shall be installed along with the infrastructure of the adjoining plat.*
5. *The Camp Williams access corridor shall be graded and improved with road base beginning at the end of the paved 100ft entrance.*
6. *Applicant shall install a cut-off ditch above the hillside lots to capture storm water runoff, and direct it to the storm drain system to the satisfaction of the City Engineer.*

**ATTACHMENTS:** Proposed preliminary plat

**RESOLUTION NO. R- -2016**

**A RESOLUTION OF THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH,  
APPROVING THE SECOND AMENDMENT TO THE VALLEY VIEW  
MASTER DEVELOPMENT AGREEMENT**

*PREAMBLE*

The City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the Second Amendment to the Valley View Master Development Agreement as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the proposed Second Amendment to the Valley View Master Development Agreement as set forth in Exhibit A.
2. The Second Amendment to the Valley View Master Development Agreement is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16<sup>th</sup> day of August, 2016.

EAGLE MOUNTAIN CITY, UTAH

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Chris Pengra, Mayor

ATTEST:

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Fionnuala B. Kofoed, MMC  
City Recorder

## CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 16<sup>th</sup> day of August, 2016.

Those voting aye:

- Adam Bradley
- Colby Curtis
- Stephanie Gricius
- Benjamin Reaves
- Tom Westmoreland

Those voting nay:

- Adam Bradley
- Colby Curtis
- Stephanie Gricius
- Benjamin Reaves
- Tom Westmoreland

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Fionnuala B. Kofoed, MMC  
City Recorder

# EXHIBIT A

**SECOND AMENDMENT TO THE  
VALLEY VIEW RANCH  
MASTER DEVELOPMENT AGREEMENT**

THIS SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT FOR THE VALLEY VIEW RANCH MASTER DEVELOPMENT PLAN AREA, which was entered into on October 19, 2004 (“*Amendment*”) is made and entered into effective as of the \_\_\_\_ day of \_\_\_\_\_, 2016, by and between EAGLE MOUNTAIN CITY, a Utah municipal corporation (“*City*”), MUSKETEER, L.C., a Utah limited liability company (“*Musketeer*”) and WASATCH LAND COMPANY, a Utah Corporation (“*Wasatch Land*”). City, Musketeer and Wasatch Land shall be collectively referred to as the “*Parties*”.

**RECITALS:**

A. Wasatch Land and Musketeer (together “*Developers*”) own all the remaining undeveloped land that is subject to the Master Development Agreement for the Valley View Ranch Master Development Plan Area (the “*MDA*”).

B. The City and developers wish to amend the MDA to coincide with conditions of plats with the project that have been approved by the City.

**AMENDMENT:**

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, Wasatch Land and Musketeer agree to amend the MDA as follows:

1. Section 2.2 of the Agreement is hereby deleted, and the following is inserted in lieu thereof:

2.2 To assure compatibility with the adjoining North Ranch and Meadow Ranch communities, Valley View shall be required to plat lots of no less than 1-acre in size for each and every Valley View lot adjoining the North Ranch and Meadow Ranch areas. The area identified as “Tickville Wash” by the City Engineer on Exhibit 2, shall be dedicated to the City as open space and the open space shall not be included within the required 1-acre lots platted on the property adjacent to North Ranch. A 25 foot unfenced access easement in favor of the City will be included along the rear lot line of each lot on the plat adjoining the Tickville Wash to assure that the City will have suitable access to the Tickville Wash for stormwater control purposes.

2. Section 4.2 of the Agreement is hereby deleted, and the following is inserted in lieu thereof:

4.2 Valley View is anticipated to be a “custom home” community similar to the North Ranch and Meadow Ranch communities on either side of Valley View. No home plan will be approved for construction if a home using the same front elevation has been approved for use on either side or across the street, either directly or diagonally, from the proposed home and no more than 15% of same front elevation the Project. The purpose of this provision is to assure that sufficient visual distance is required between homes using the same front elevation to create the appearance that repetitive home plans are not used within Valley View.

3. Full Force and Effect. Except as expressly amended herein, the MDA remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective as of the day and year first written above.

**CITY:**

EAGLE MOUNTAIN CITY, a Utah municipal corporation

ATTEST:

By: \_\_\_\_\_  
Fionnuala B. Kofoed, City Recorder

By: \_\_\_\_\_  
Christopher Pengra, Mayor

**MUSKETEER, L.C.**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**WASATCH LAND COMPANY**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_