



EAGLE MOUNTAIN CITY
City Council Staff Report

SEPTEMBER 6, 2016

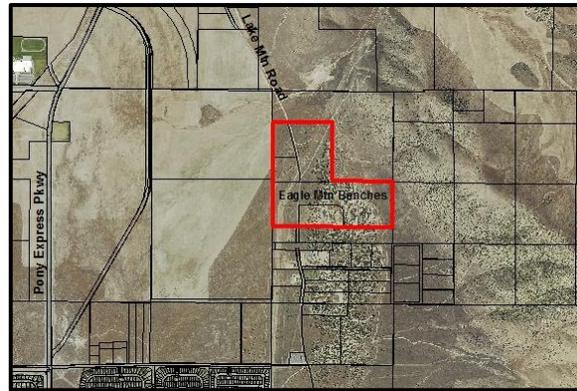
Project: **Eagle Mountain Benches**
Applicant: Jeff & Karen Scott
Request: Preliminary Plat
Type of Action: Action Item

Location

The Eagle Mountain Benches proposal is located along Lake Mountain Road.

Proposal

The applicant is proposing a preliminary plat on approximately 101.62 acres of land currently zoned Agriculture. The proposal consists of 16 lots that are all 5 acres or larger in size. The largest lot is 11.09 ac and the smallest is 5.05 ac in size. The proposal complies with the City's Future Land Use General Plan designation of Rural Residential. No rezone is required for this development.



Residential Development:		
Total Developed Area	4,426,560 sq.ft. +- 101.62 acres +- 	
Total Number of Lots	16 Lots	
Density	0.16 lots/acre	
Lot Size Summary:		
Smalles Lot Size	220,186 sq.ft.	5.05 acres
Largest Lot Size	482,981 sq.ft.	11.09 acres
Average Lot Size	260,414 sq. ft.	5.98 acres
Median Lot Size	245,648 sq. ft.	5.64 acres

Surrounding Zoning

North: Agriculture
 East: Agriculture
 South: Agriculture
 West: Agriculture

*It is important to note that all of the land within Eagle Mountain City that has not been previously rezoned for development is zoned Agriculture. This does not mean that all agriculturally zoned properties are in active agricultural use.

Noteworthy Items / Items to Consider

1. **Regional Trail.** Both the City's General Plan and the Parks and Open Space Master Plan designate a regional trail within the power line corridor, traversing the entire length of the city (see attached maps). This corridor crosses directly through the middle of this project. The applicant will be required to work with staff to find an acceptable connection through the development to be dedicated to the City.
2. **Power Line and Gas Line Corridor.** The City Code considers land restricted by power lines as unbuildable, and restricts construction activity within these areas. Kern River Gas recommends that property within their corridor be preserved as open space and they restrict certain types of improvements on the property. Rocky Mountain Power does not allow any buildings or structures within the right of way, and requires access points with 16-ft wide gates on any fencing within the right of way, and restricts any changes in elevation of the property. The development will be required to comply with any restrictions placed on the property by these entities.

Unbuildable Land. Due to this project's location, there are portions of the project that are considered "unbuildable land." City Code addresses this:

17.25.100 Unbuildable lands

In considering the layout of any development in the city, the developer shall conform to the following restrictions with respect to environmentally sensitive lands or lands that are unsuitable for development. No construction may occur in areas that have slopes in excess of 25 percent, land restricted by power lines, canyons and washes, streams, high volume floodplains, alluvial discharge areas, storm drain retention/detention areas, floodplains and floodways, geologically sensitive areas that require special engineering considerations for safe habitation, and wetlands.

3. **Lake Mountain Road.** The City Code requires pavement of roadways within new development. Lake Mountain Road was historically a County road, and has been maintained periodically by the City as a dirt/gravel road, with some repurposed asphalt treatments in some sections. Fire Code allows for gravel road access to large lots in rural areas, but will require fire sprinkler systems to be installed in each home that is accessed by a gravel road. Since the applicant is developing agricultural lots that fit with the zoning of the property, and the Fire Code allows for a gravel road in this situation, then City Staff recommends that the applicant be required to improve the existing dirt road with road base to the satisfaction of the City Engineer and Fire Marshal.

Kern River Gas

Kern River has specific guidelines/requirements for development around utility easements. The following are requirements for fencing, landscaping and driveways.

Fencing:

1. Fencing will not be installed parallel to the pipeline within the easement.
2. Fence posts will not be installed within 5 feet of any Kern River pipeline. Fence post will be hand dug.
3. Fences will have an access gate installed within the right of way location needs to be approved by Kern River

Landscaping

1. No trees or large deep-rooted shrubs are permitted on the right of way.
2. Kern River needs to approve any proposed shrubs in the right of way.
3. Kern River reserves the right to cut or remove plants and trees on the right of way. Kern River assumes no responsibility for any cost involved.
4. All sprinkler and irrigation systems require review by Kern River representative.

Driveways/Paved areas

1. Kern River must complete a preliminary engineering review.
2. Access to the soil above the pipeline must be maintained for leak detection.
3. The recommended minimum cover over Kern River's existing pipeline is 5.5 feet at roads, driveways.

4. All roads, and driveways crossing Kern River facilities will cross at an angle as close to 90 degrees as possible.
5. Kern River retains the right to cut all roads and driveways within existing right of way and will have no responsibility to restore, loss of use or access or any damages.

Possible Motions

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

If the City Council chooses to approve of the proposed plat, the following is a recommended motion provided for the benefit of the City Council and may be read or referenced when making a motion.

I move that the City Council approve the Eagle Mountain Benches preliminary plat with the following conditions or any other conditions deemed appropriate:

1. *Applicant shall work with staff to provide an acceptable connection for the regional trail in the power line corridor.*
2. *The development must comply with any and all restrictions placed on properties affected by the Utility corridor.*
3. *Lake Mountain Road shall be improved as a gravel road to the satisfaction of the City Engineer and Fire Marshal.*

Attachments:

- Preliminary Plat
- Recommended Trail Network (Parks and Open Space Master Plan)
- Map 7 Regional Parks and Trails (General Plan)

PRELIMINARY PLANS FOR
REVIEW ONLY

EAGLE MOUNTAIN BENCHES

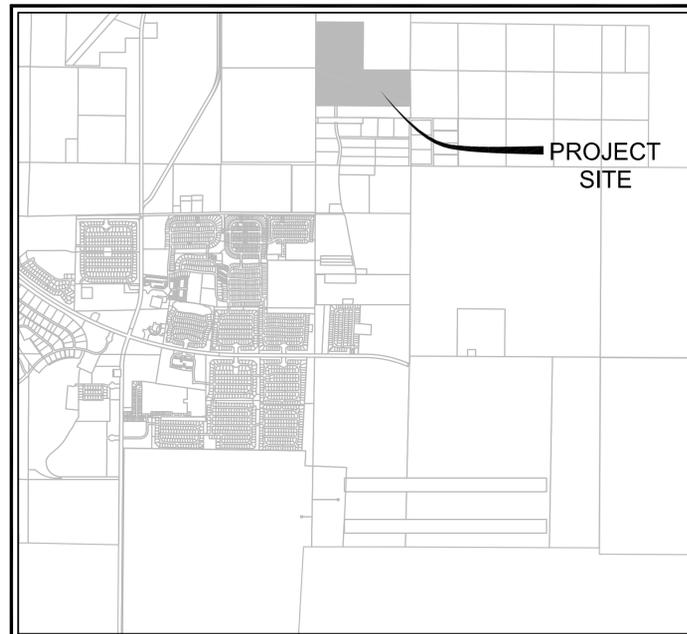
SINGLE FAMILY RESIDENTIAL SUBDIVISION

IN EAGLE MOUNTAIN, UTAH

June 28, 2016

PROJECT NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. ALL OPEN SPACE AND PARKS SHALL BE DEDICATED TO EAGLE MOUNTAIN CITY.
4. THE LOCATION OF ALL EXISTING UTILITES SHOWN, ARE APPROXIMATE AND ARE LOCATED BASED ON FIELD EVIDENCE AND RECORD INFORMAITON. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.



Property Address:

Approx. 5500 N. Lake Mountain Road
Eagle Mountain, Utah

Owner / Developer:

Jeffrey and Karen Scott
5504 N. Lake Mountain Road
Eagle Mountain, Utah 84005
Tel: 801.????.????
Attn: Jeffrey Scott

Engineer / Surveyor

H&H Engineering and Surveying, INC
42 North 200 East, Suite 1
American Fork, Ut 84003
Tel: 801-756-2488
Attn: Victor Hansen
victor@h-heng.com

LEGEND

— — — — —	Section Line
— — — — —	Boundary Line
— — — — —	Lot Line
— — — — —	Center Line
— — — — —	Right-Of-Way Line
— — — — —	Easement Line
— — — — —	Set Back Line
— W — W —	Existing Potable Water
— SS — SS —	Existing Sanitary Sewer
— PI — PI —	Existing Secondary Water
— SD — SD —	Existing Storm Drain
— GAS — GAS —	Existing Gas Line
— FO — FO —	Existing Fiber Optics
— TEL — TEL —	Existing Telephone Cable
— P — P —	Existing Power Cable
— X — X — X —	Existing Fence Line
— — — — —	Existing Major Contour Line
— — — — —	Existing Minor Contour Line
— W — W —	Proposed Potable Water
— SS — SS —	Proposed Sanitary Sewer
— PI — PI —	Proposed Secondary Water
— SD — SD —	Proposed Storm Drain
— GAS — GAS —	Proposed Gas Line
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SHEET INDEX

C-01	COVER SHEET
C-02	Preliminary Site Plan
C-03	Grading Plan
C-04	Utility Plan

NO.	DATE	DESCRIPTION
4	07-09-15	Revised Concept Layout
3	06-26-15	Revised Concept Layout
2	06-05-15	Revised Concept Layout
1	08-28-16	Preliminary Subdivision

42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

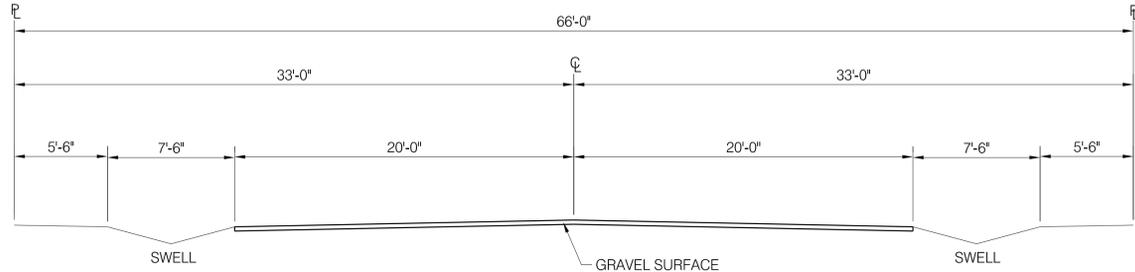
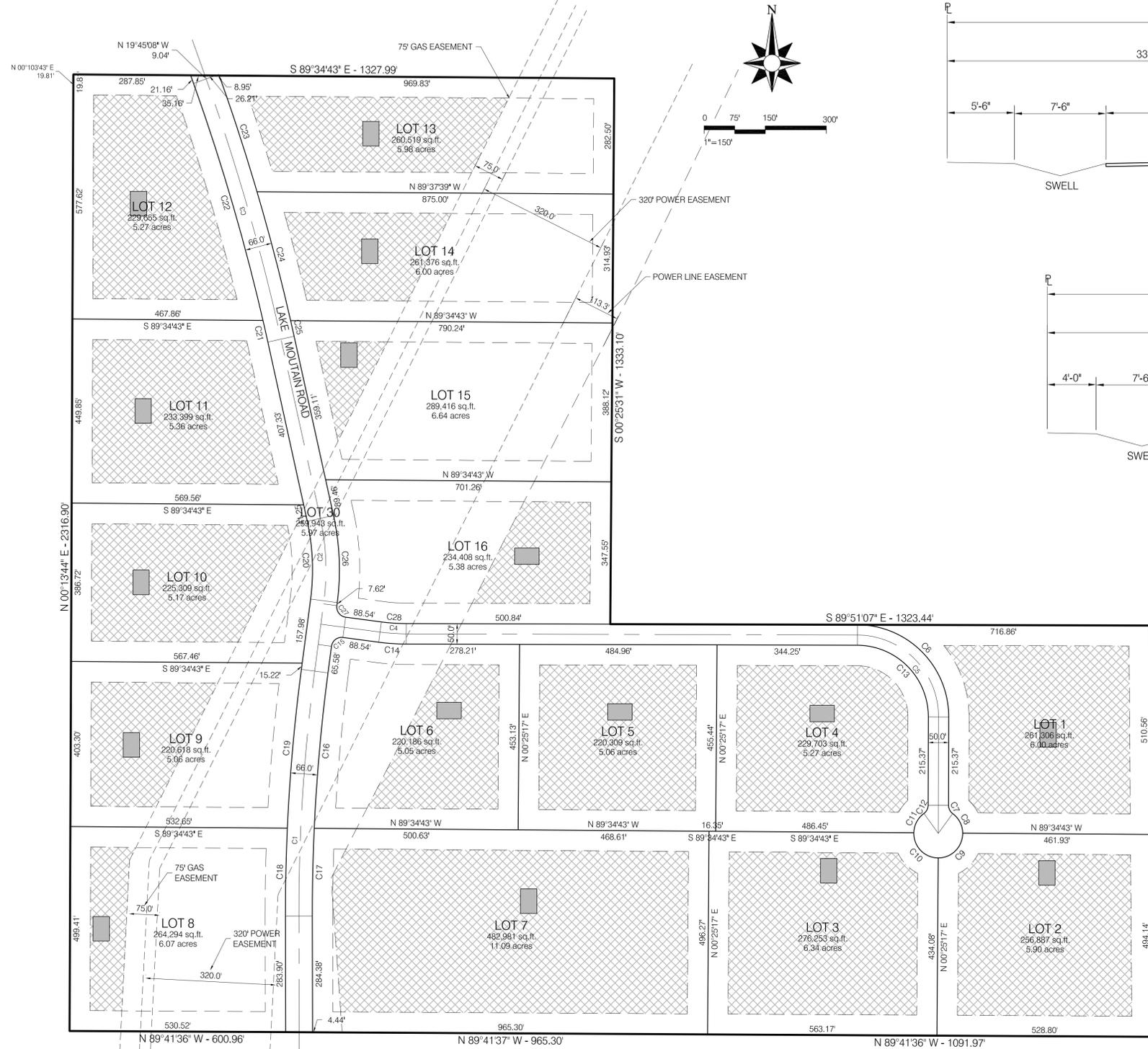
H&H
ENGINEERING &
SURVEYING, INC.

PROJECT NAME:
EAGLE MOUNTAIN BENCHES
5500 N LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

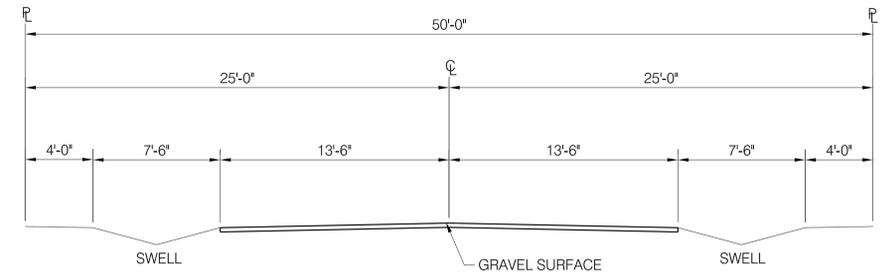
PROJECT NO:	15-457-01
DATE:	Jan 29, 2016
HOR SCALE:	NTS
VER SCALE:	NA
ENGINEER:	VH
DRAFTED:	BS
CHECKED:	VH

TITLE
COVER SHEET

1 OF 2
SHEET
C-01



PROPOSED 66' MINOR COLLECTOR SECTION
SECTION SCALE 1"=5'



PROPOSED 50' RURAL STREET SECTION
SECTION SCALE 1"=5'

Curve Table						
Curve #	Length	Tangent	Radius	Delta	Chord Direction	Chord Length
C1	599.69'	300.29'	4493.00'	7°38'51"	N03°42'46"E	599.24'
C2	202.48'	102.28'	580.00'	20°00'09"	N02°27'53"W	201.48'
C3	662.16'	331.52'	5207.00'	7°17'10"	N16°06'33"W	661.71'
C4	64.48'	32.28'	500.00'	7°23'18"	S86°09'28"E	64.43'
C5	314.16'	200.00'	200.00'	90°00'00"	N44°51'07"W	282.84'
C6	353.43'	225.00'	225.00'	90°00'00"	N44°51'07"W	318.20'
C7	23.55'	12.73'	25.00'	53°58'05"	N26°50'10"W	22.69'
C8	55.74'	30.07'	60.00'	53°13'46"	N27°12'19"W	53.76'
C9	94.92'	60.68'	60.00'	90°38'47"	N44°43'57"E	85.33'
C10	95.69'	61.46'	60.00'	91°22'40"	S44°15'19"E	85.87'
C11	55.17'	29.71'	60.00'	52°40'58"	S27°46'29"W	53.25'
C12	23.55'	12.73'	25.00'	53°58'05"	S27°07'55"W	22.69'
C13	274.89'	175.00'	175.00'	90°00'00"	S44°51'08"E	247.49'
C14	67.70'	33.90'	525.00'	7°23'18"	S86°09'28"E	67.65'
C15	39.27'	25.00'	25.00'	90°00'00"	N52°32'11"E	35.36'
C16	381.39'	190.81'	4460.00'	4°53'59"	N05°05'12"E	381.28'
C17	213.89'	106.97'	4460.00'	2°44'52"	N01°15'47"E	213.87'
C18	214.50'	107.27'	4526.00'	2°42'56"	S01°14'48"W	214.48'
C19	389.59'	194.92'	4526.00'	4°55'55"	S05°04'14"W	389.47'
C20	190.96'	96.46'	547.00'	20°00'09"	S02°27'53"E	189.99'
C21	54.20'	27.10'	5174.00'	0°36'01"	S12°45'58"E	54.20'
C22	603.75'	302.22'	5174.00'	6°41'09"	S16°24'33"E	603.41'
C23	298.73'	149.41'	5240.00'	3°15'59"	N18°05'07"W	298.69'
C24	325.47'	162.79'	5240.00'	3°33'31"	N14°40'21"W	325.41'
C25	39.07'	19.54'	5240.00'	0°25'38"	N12°40'47"W	39.07'
C26	214.00'	108.10'	613.00'	20°00'09"	N02°27'53"W	212.92'
C27	39.27'	25.00'	25.00'	90°00'00"	N37°27'49"W	35.36'
C28	61.25'	30.67'	475.00'	7°23'18"	N86°09'28"W	61.21'

Development Summary			
Proposed Zoning:	Tier I Residential	Residential Development:	
Minimum Lot Size	217,800 sq.ft. 5.0 acre	Total Developed Area	4,426,560 sq.ft. +- 101.62 acres +-
Min. Lot Width/Frontage	150 ft.	Total Number of Lots	16 Lots
Min. Front Yard Setback	50 ft.	Density	0.16 lots/acre
Min. Rear Yard Setback	50 ft.	Lot Size Summary:	
Min. Side Yard Setback	50 ft.	Smallest Lot Size	220,186 sq.ft. 5.05 acres
Min. Cor. Side Yard	50 ft.	Largest Lot Size	482,981 sq.ft. 11.09 acres
Max. Building Height	35 ft.	Average Lot Size	260,414 sq. ft. 5.98 acres
		Median Lot Size	245,648 sq. ft. 5.64 acres

NO.	DATE	DESCRIPTION
1	08-28-16	Preliminary Submittal

42 NORTH 200 EAST SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

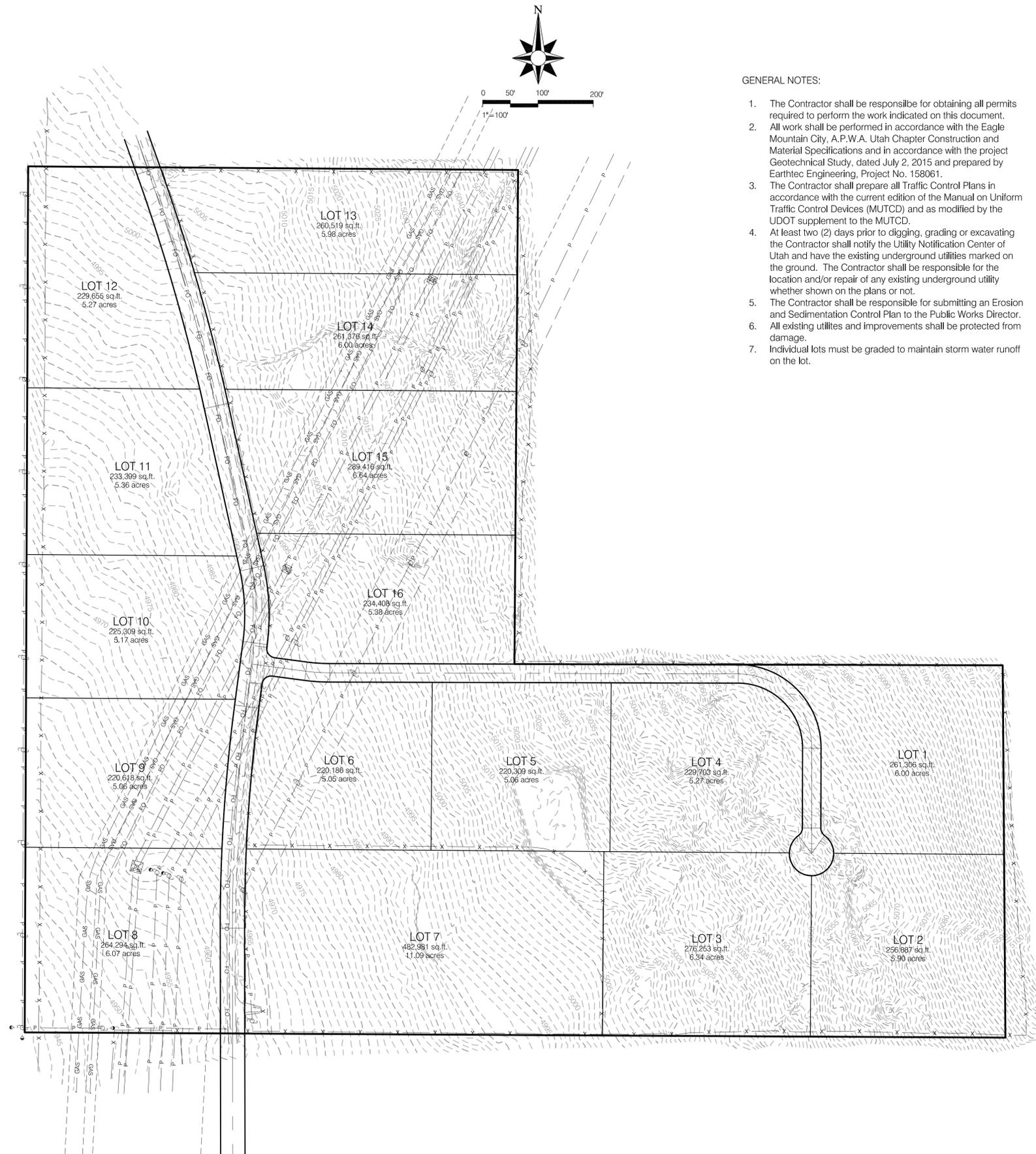
H&H
ENGINEERING &
SURVEYING, INC.

PROJECT NAME:
EAGLE MOUNTAIN BENCHES
5500 N LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO:	15-457-01
DATE:	Jan 29, 2016
HOR SCALE:	As Noted
VER SCALE:	As Noted
ENGINEER:	VH
DRAFTED:	BS
CHECKED:	VH

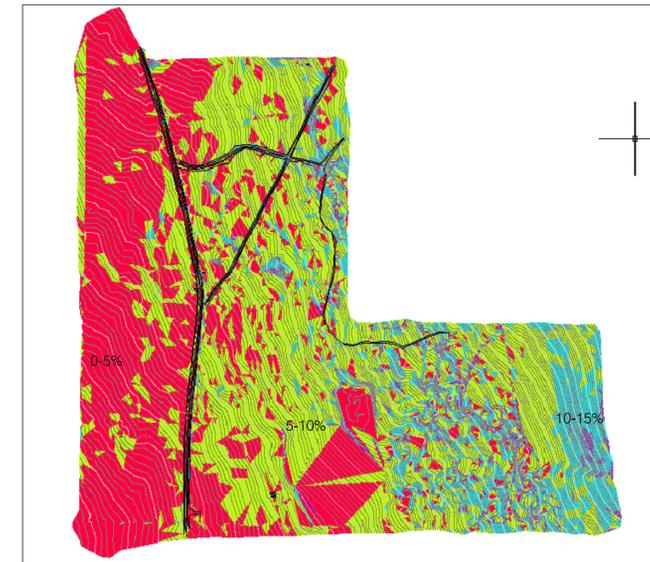
TITLE
**CONCEPT
SITE PLAN**

2 OF 4
SHEET
C-02



SLOPE ANALYSIS NOTE:

- The project has a general slope in the westerly, southwesterly direction between 3 and 5% slope.
- Maximum slope across the site is less than 15%.



GENERAL NOTES:

- The Contractor shall be responsible for obtaining all permits required to perform the work indicated on this document.
- All work shall be performed in accordance with the Eagle Mountain City, A.P.W.A. Utah Chapter Construction and Material Specifications and in accordance with the project Geotechnical Study, dated July 2, 2015 and prepared by Earthtec Engineering, Project No. 158061.
- The Contractor shall prepare all Traffic Control Plans in accordance with the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) and as modified by the UDOT supplement to the MUTCD.
- At least two (2) days prior to digging, grading or excavating the Contractor shall notify the Utility Notification Center of Utah and have the existing underground utilities marked on the ground. The Contractor shall be responsible for the location and/or repair of any existing underground utility whether shown on the plans or not.
- The Contractor shall be responsible for submitting an Erosion and Sedimentation Control Plan to the Public Works Director.
- All existing utilities and improvements shall be protected from damage.
- Individual lots must be graded to maintain storm water runoff on the lot.

LEGEND

—	Section Line
—	Boundary Line
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PROJECT NAME:
EAGLE MOUNTAIN BENCHES
5500 N LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO: 15-457-01
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 DRAFTED: BS
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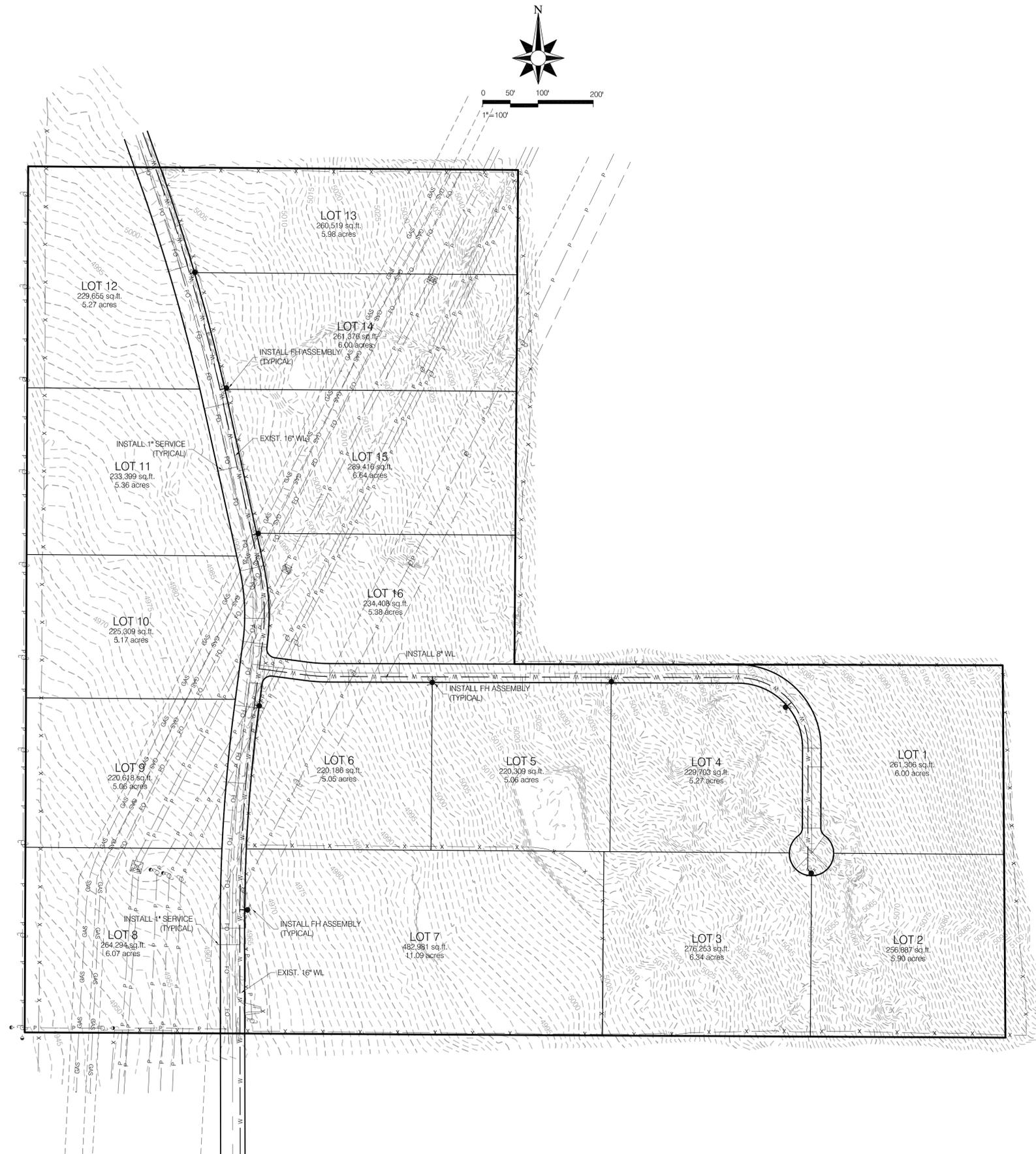
TITLE
PRELIMINARY GRADING PLAN

3 OF 4
 SHEET
C-03

NO.	DATE	DESCRIPTION
1	08-28-16	Preliminary Submittal

42 NORTH 200 EAST SUITE 1
 AMERICAN FORK, UTAH 84003
 TEL: (801) 756-2488
 FAX: (801) 756-3499

H&H
ENGINEERING & SURVEYING, INC.



GENERAL NOTES:

1. All construction and installation of improvements shall conform to the Eagle Mountain City Ordinances, Policies, Requirements, Construction Standards and any other Rules pertaining to the development of this property.
2. Contractor to verify all conditions and dimensions on site. It shall be the Contractor's responsibility to verify the actual location and elevation of existing utilities and conditions.
3. Contractor to coordinate all utility work with the appropriate Utility Provider. Contractor to verify and follow all Utility Provider requirements, standards and specifications.
4. All 8" valves to be gate valves.
5. All water line fittings to be flanged.
6. Sanitary Sewer Service for each lot shall be provided by an approved Septic Tank System with Leach Field.

LEGEND

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PROJECT NAME:
EAGLE MOUNTAIN BENCHES
5500 N LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO: 15-457-01
 DATE: Jan 29, 2016
 HOR SCALE: As Noted
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 ENGINEER: VH
 DRAFTED: BS
 CHECKED: VH

TITLE
**PRELIMINARY
 UTILITY PLAN**

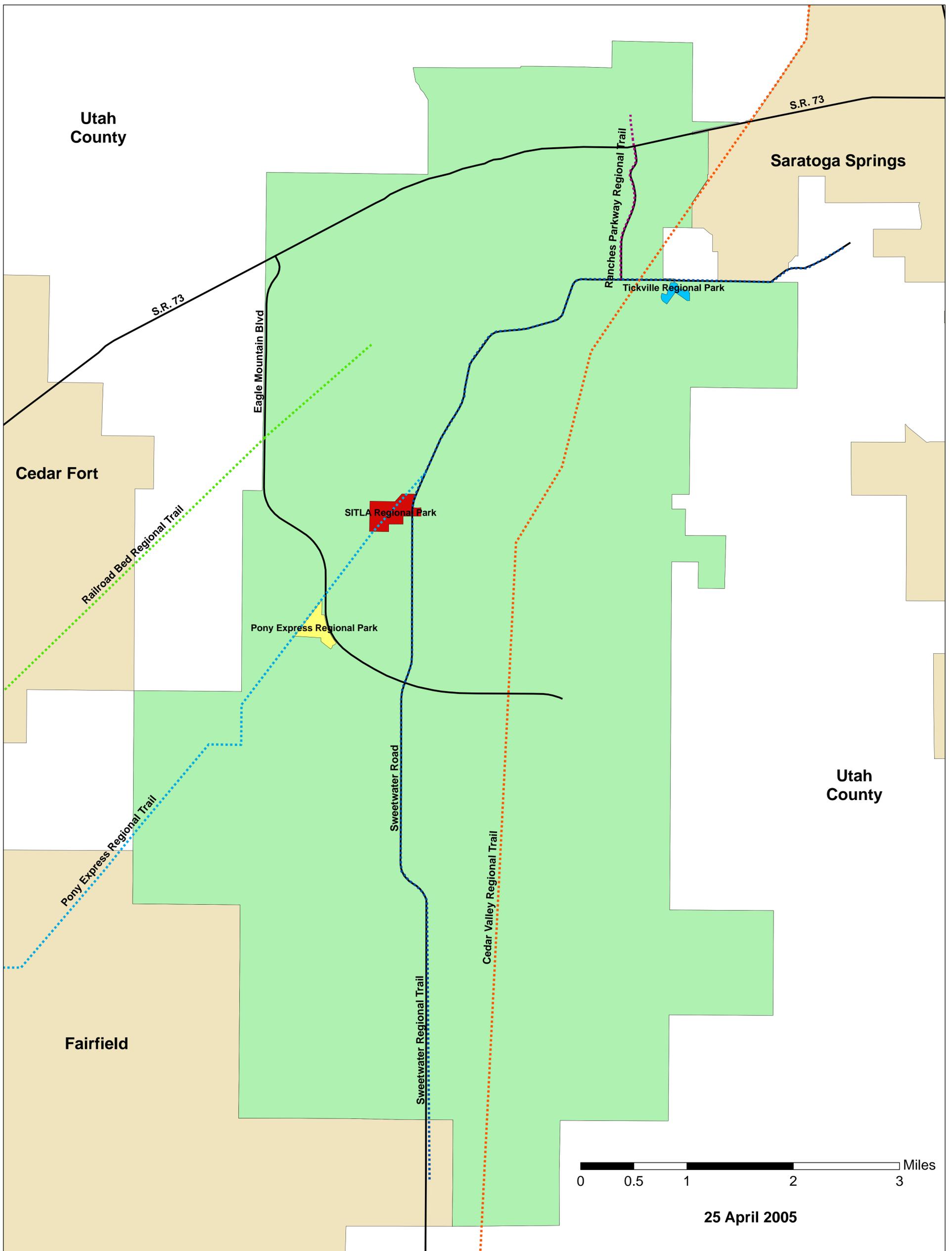
4 OF 4
 SHEET
C-04

NO.	DATE	DESCRIPTION
1	02-26-16	Preliminary Submittal

42 NORTH 200 EAST SUITE 1
 AMERICAN FORK, UTAH 84003
H&H
**ENGINEERING &
 SURVEYING, INC.**
 TEL: (801) 756-2488
 FAX: (801) 756-3499

Eagle Mountain City Regional Parks and Trails

General Plan Map 7



25 April 2005

Regional Parks:

- Pony Express Regional Park
- SITLA Regional Park
- Tickville Regional Park

Regional Trails:

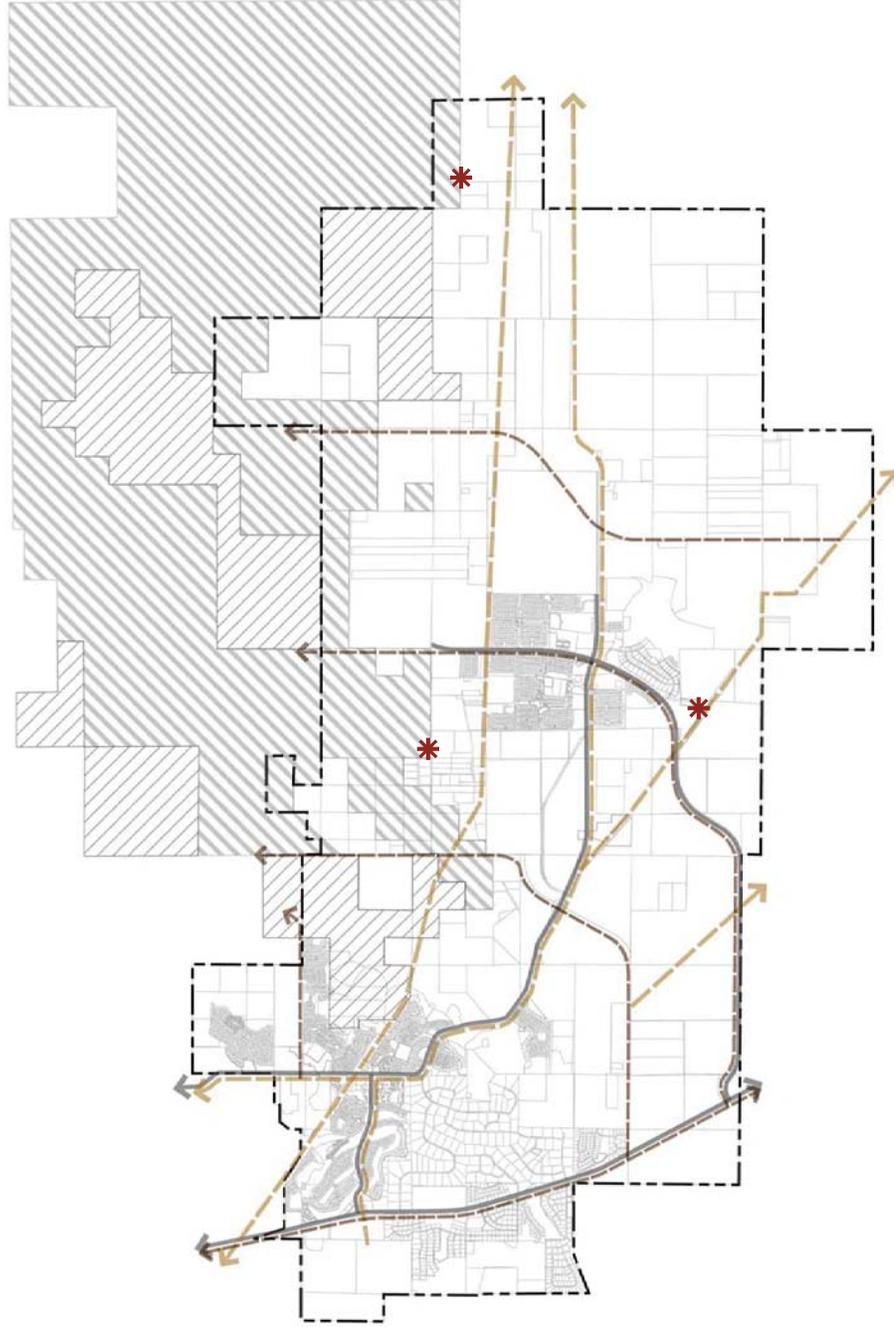
- Pony Express Regional Trail
- Railroad Bed Regional Trail
- Ranches Parkway Regional Trail
- Sweetwater Regional Trail
- Cedar Valley Regional Trail



Recommended Trail Network

Legend

-  City Boundary
-  Regional Trails
-  Major Roads
-  Forest Service Land
-  BLM Land
-  Proposed Trails
-  ATV Trailhead



Trail Lengths	
Trails Along Existing Streets	99,664
Trails Along Proposed/Future Streets	84,841
Trails Not Along Streets	84,871
Total (Linear Feet)	269,376

Note: Trailhead locations and trail alignments shown here are general guidelines and not exact configurations. Specific locations will be determined in the future based upon population densities, terrain, land use, and other factors.

