

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, SEPTEMBER 27TH, 2016 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
  - A. September 13th 2016
4. Action and Advisory Items
  - A. Preliminary Plat Gotta Dance Studio, Public Hearing, Action Item:  
A proposal for a preliminary plat for the Gotta Dance Studio located south of Eagle Mountain Blvd and east of Ira Hodges Scenic Parkway, and is approximately 1 ac in size.
  - B. Brandon Park Concept Plan:  
The project is on approximately 215 acres and includes 535 single family lots that are 10,000 sq. or larger in size. The project has a density of 2.48 units per acre.
5. Next scheduled meeting: October 11th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, SEPTEMBER 13, 2016 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

COMMISSION MEMBERS PRESENT: Wendy Komoroski, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

CITY STAFF PRESENT: Steve Mumford, Community Development Director and Mike Hadley, Senior Planner.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 23, 2016

**MOTION:** *Matthew Everett moved to approve the August 23, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. MDP Amendment: Spring Run, Public Hearing, Action Item

Mike Hadley explained that this is an applicant proposal to amend the Spring Run Master Development Plan by realigning roads, and changing the land uses. This proposal splits the project into three separate development pods, a Residential Pod in the west, a Business Park/Commercial Pod to the east and a Business Park /Industrial pod to the north. The Commercial Town Center pod has been removed and replaced with multi-family residential. At the request of the Unified Fire Authority, the fire station property has been removed. The project now contains an area of 8,000 square foot lots, an area of 6,000 square foot lots, and several areas of 10,000 square foot lots. The 12,000 square foot lot area has been removed.

*Commissioner Linton opened the public hearing at 6:22 p.m.*

1 Alisha Jones, resident, was concerned about more industrial businesses coming into  
2 Eagle Mountain City. She was also concerned about the increase in traffic on Inverness  
3 Lane with the addition of high density units.  
4

5 Jim Allred, applicant, said that the approved master development plan has about 34.3  
6 acres of open space. The developer has preserved that in the new proposal, even though  
7 he has lost 100 acres of developmental property until the mining on the mountain is  
8 complete. He explained the buffer zone around the project. He stated that all roads in the  
9 development will meet City standards.  
10

11 Lisa Maxwell, resident, requested that the business park and industrial park in the area  
12 only operate from 8:00 a.m. to 6:00 p.m. and not on weekends. Mr. Allred explained that  
13 the business park is minimal with the buffer. Mrs. Maxwell was concerned about more  
14 industrial going into the new development.  
15

16 *Commissioner Linton closed the public hearing at 6:45 p.m.*  
17

18 Steve Mumford stated that he wanted the Commissioners to know about some of the  
19 Spring Run Master Development Agreement (MDA) changes allowing the north  
20 Business Park area to allow a construction company. The construction company should  
21 be permitted the following uses within the Business Park zone: offices, associated  
22 parking, mechanic shop, welding of fleet vehicles and equipment, sanding and paint shop,  
23 truck and vehicle washing, van and semi-truck parking, fueling station, storage of  
24 equipment and other uses. If the applicant makes the area Industrial, the majority of those  
25 uses would be allowed with a conditional use permit. The City suggested that the area be  
26 a Business Park zone. The developer is requesting to zone it a Business Park, but add an  
27 exception to the MDA allowing the construction company to operate. City staff  
28 recommended office space between the construction company and the residential area.  
29

30 Commissioner Boles was concerned about the transition from the Business Park zone to  
31 Residential.  
32

33 Jason Ritter, Hadco Construction, explained that the business park zone is about 40 acres.  
34 With the buffer the business park is quite a distance away from the residential  
35 neighborhood.  
36

37 ***MOTION:*** ***Wendy Komoroski moved to recommend approval of the Spring Run***  
38 ***Master Development Plan amendment to the City Council with the***  
39 ***following conditions:***  
40 ***1. The Extractive Industries Overlay Zone must be modified to only***  
41 ***include areas that will be actively mined.***  
42 ***2. A water model must be submitted for the City Engineer's***  
43 ***consideration prior to City Council approval.***  
44 ***3. This project is contingent on a General Plan amendment being***  
45 ***approved by the City Council.***  
46 ***4. This approval is contingent upon the master development agreement***  
47 ***being amended by the City Council.***  
48 ***Matthew Everett seconded the motion. Those voting aye: Matthew***  
49 ***Everett, Mike Owens, Daniel Boles, John Linton, and Wendy***  
50 ***Komoroski. The motion passed with a unanimous vote.***

1  
2 B. MDP Amendment: Scenic Mountain, Public Hearing, Action Item  
3

4 Mr. Mumford explained that the proposal is to amend the Scenic Mountain Master  
5 Development Plan, realigning major roads and changing land uses/zoning. The project is  
6 located south of SR-73 and east of Mt. Airey Drive along Inverness Lane. A large portion  
7 of the project is expected to be affected by the planned expansion of SR-73. The applicant  
8 has been in contact with UDOT, and it is believed that 7.15 acres of property within the  
9 Scenic Mountain Master Development Plan will be acquired to facilitate road expansion.

10  
11 The first proposed pod is 7.19 acres and is designated as the “Flex Use Pod.” It contains  
12 Tier III, IV and Commercial, allowing up to 120 residential units and/or commercial use,  
13 for a density of 16.69 units per acre. The second pod is 27.63 acres and is designated as  
14 the “Tier III Pod” allowing for up to 169 residential units, for a density of 6.12 units per  
15 acre. Under the applicant’s proposal the development would be vested with a maximum of  
16 289 units and a maximum project density of 10.14 units per acre.

17  
18 The applicant has proposed the following setbacks for cluster lots:

- 19
- 20 • 15 foot front yard setback
  - 21 • 10 foot rear yard setback
  - 22 • 4 foot side yard setbacks with a minimum of 10 feet between buildings (e.g. if  
23 lot A has a side yard setback of 4’ lot B must have a side yard setback of at least  
24 6’ to maintain 10’ between structures)
  - 25 • 10 foot street side, side yard setback

26 The proposed setbacks do not comply with standard Tier III single family setbacks.  
27 It should be noted that the Planning Commission and the City Council have approved  
28 setbacks for cottage lots which do not comply with the EMMC in other developments. It  
29 is the opinion of staff that the applicant should be allowed the same setbacks which were  
30 permitted within the SilverLake subdivision for cottage lots, which are provided below:

- 31
- 32 • 15 foot front yard setback
  - 33 • 22 foot driveway setback
  - 34 • 10 foot rear yard setback
  - 35 • 5 foot minimum side yard setbacks
  - 36 • 15 foot street side yard setback

37 The applicant is proposing two accesses onto State Road 73 from the development; the  
38 applicant must get UDOT approval of the plan.

39  
40 Inverness Lane: Eagle Mountain and Saratoga Springs have discussed a potential road  
41 link between the two cities in this area, with Inverness being the likely connection point.  
42 It is the opinion of staff that a minimum 53’ of open space shall be preserved, allowing a  
43 potential future connection into Saratoga Springs. A note shall be placed on the MDP  
44 indicating the preserved open space is intended to allow Inverness Lane to be extended  
45 east into Saratoga Springs in the future, and it will be a temporary park.  
46

1 Project Road Layout: Major interior roads should be firmly established in the MDP, and  
2 smaller interior roads should be shown as dotted lines that could be rearranged during the  
3 platting process.  
4

5 *Commissioner Linton opened the public hearing at 7:18 p.m.*  
6

7 Jen Morrison, resident, requested that the condos be removed and replaced with  
8 townhomes. She felt that the entrance to the City should not be industrial on one side and  
9 condos on the other.  
10

11 Devin McClellan, resident, was concerned about high-density condos going into the area.  
12

13 Brian Smith, resident, was concerned about traffic on Inverness Lane.  
14

15 Jim Maxwell, resident, was concerned that traffic will be directed through the  
16 neighborhood, because of the proposal only allowing an east turn lane onto SR-73.  
17

18 Cody Wells, resident, stated that the condos would take the views away from the current  
19 residents and are not appropriate for the entrance to the City.  
20

21 *Commissioner Linton closed the public hearing at 7:31 p.m.*  
22

23 Dylan Young, Fieldstone Homes, applicant, said that the residents can only turn out on  
24 Inverness Lane going east, but can still turn out going west on Mt Airey Dr. He also  
25 stated that he has a meeting with UDOT on September 20<sup>th</sup> to go over the spacing on the  
26 access onto SR 73. He explained that Fieldstone is not in the business of building condos.  
27 They will take the condo area out to bid on the market. That pod area could be  
28 townhomes or condos depending on the market. He felt that the commercial use would be  
29 more viable closer to Mt. Airey than where the condos are proposed. They are open to  
30 commercial property in the area as long as there is a commercial buyer willing to  
31 purchase the property. He stated that the reason for the 4 ft. setback request is so that they  
32 can add a bigger unit product. That product requires them to have 6 ft. setbacks on both  
33 sides. The street views would be similar to those in the SilverLake subdivision. The  
34 developer also feels that townhomes and condos would help buffer the single family  
35 homes from the freeway.  
36

37 Commissioner Linton was concerned about not having adequate collector roads to  
38 accommodate the resident traffic flow in the area. He also stated that the schools that  
39 would accommodate this neighborhood are built west of the neighborhood.  
40

41 Mr. Mumford reminded the Commissioners that this is an improvement from the  
42 approved Master Development Plan. If the City Council or the Commissioners decide not  
43 to approve this plan, the developer could build the original approved plan with higher  
44 density.  
45

46 Commissioner Everett was concerned about the amount of exceptions the City has been  
47 giving to the garage being the dominate front feature of the home.  
48

49 Commissioner Boles was concerned about the Flex Use Pod zoning area.  
50

1 Commissioner Komoroski was concerned about the traffic. She said that she would  
2 rather see the Flex Use area developed into Residential then leaving it to weeds. There is  
3 enough commercial property on the other side of SR 73 that will be vacant for many  
4 years, waiting to be developed.  
5

6 **MOTION:** *Wendy Komoroski moved to recommend approval of the Scenic  
7 Mountain Master Development Plan amendment to the City Council  
8 with the following conditions:*

- 9 *1. Vested density within the UDOT expansion area may not be*  
10 *transferred to the rest of the project.*
  - 11 *2. A note shall be added limiting the maximum number of townhome*  
12 *units within the Tier III pod to 61 units.*
  - 13 *3. UDOT must approve the accesses onto SR-73.*
  - 14 *4. 53 feet shall be preserved to allow Inverness Lane to potentially be*  
15 *expanded to the east in the future, providing a connection into Saratoga*  
16 *Springs. A note shall be placed on the MDP.*
  - 17 *5. 10' paved trail/access road, or width as required by Questar must be*  
18 *provided to Questar Facility.*
  - 19 *6. Open space areas shall be shown in green on the MDP.*
  - 20 *7. Unbuildable areas shall be shown as unimproved open space.*
  - 21 *8. Retention areas shall be shown on the MDP.*
  - 22 *9. Cluster lot setbacks shall be 15 feet in the front yard, 22 feet drive*  
23 *way, 10 feet in the rear yard, with a street side yard setback of 15 feet.*  
24 *The side yard setback minimum of 4 feet with a minimum of 10 feet*  
25 *between buildings.*
- 26 *Matthew Everett seconded the motion. Those voting aye: Matthew*  
27 *Everett, Mike Owens, Daniel Boles, John Linton, and Wendy*  
28 *Komoroski. The motion passed with a unanimous vote.*  
29

30 C. Amended Preliminary Plat: Oquirrh Mountain Ranch: Public Hearing. Action Item  
31

32 Mr. Hadley explained that the proposed amendment is to Plat A of the Oquirrh Mountain  
33 Ranch Project, moving a park, and adding a third development phase.  
34

35 *Commissioner Linton opened the public hearing at 8:08 p.m.*  
36

37 Jen Morrison, resident, requested to be contacted if there were any changes to the  
38 Petroglyph Park.  
39

40 *Commissioner Linton closed the public hearing at 8:10 p.m.*  
41

42 Ryan Kent, applicant, explained that while developing the property, the developer ran  
43 into a huge rock area. They are requesting to flip residential lots with open space, which  
44 would enlarge the park area.  
45

46 **MOTION:** *Daniel Boles moved to recommend approval of the amended Preliminary*  
47 *Plat for Oquirrh Mountain Ranch to the City Council with the following*  
48 *conditions:*

- 49 *1. Provide bench drains and inlets to handle storm water runoff on*  
50 *hillside lots that meet City Engineer's approval.*

1                   **2. The 20-foot building setback on the southern boundary is to include a**  
2                   **10-foot landscaped corridor on the applicant’s plans and plats – to be**  
3                   **one-half of a 20-foot corridor to be cooperatively planned with SITLA,**  
4                   **which will provide both the other 10-foot landscaped portion of the**  
5                   **corridor and the trail.**

6                   **3. Revise the master development agreement prior to City Council to**  
7                   **reflect changes made to the master development plan in June 2014.**

8                   **4. Increase the sidewalk on the southwest side of Oquirrh Ranch**  
9                   **Parkway to a minimum of six feet, in accordance with the Master**  
10                  **Development Plan.**

11                  **5. Prior to recording any final plat, Developer shall submit and receive**  
12                  **approval from the City for a Petroglyph Park landscaping and**  
13                  **preservation plan. The Plan shall comply with Section 7**  
14                  **“Petroglyphs/Rock Art” of the Amended and Restated Oquirrh**  
15                  **Mountain Master Development Agreement.**

16                  **6. Within 90 days of the first plat being recorded, phase 1 of the**  
17                  **Petroglyph Park shall be fully completed.**

18                  **7. Within 90 days of the second plat being recorded, phase 2 of the**  
19                  **Petroglyph Park shall be fully completed.**

20                  **8. Twenty three additional amenity points are required.**

21                  **9. The neighborhood park must be fully improved prior to recording the**  
22                  **second final plat, or the cost of the improvements shall be divided**  
23                  **amongst the lots within the second plat, and a separate cash deposit or**  
24                  **cash escrow must be put in place with the City to cover 150% of the pro**  
25                  **rata anticipated cost of the improvements.**

26                  **10. The trailhead park shall be fully improved prior to issuing any**  
27                  **building permits in the second final plat.**

28                  **11. The Pony Express Parkway right-of-way landscaping shall be fully**  
29                  **improved according to the timeline in Section 4K of the Amended and**  
30                  **Restated Oquirrh Mountain Master Development Agreement.**

31                  **12. A street lighting plan (including sprinkler timers for power needs) is**  
32                  **required with final plats.**

33                  **13. The color and design of fencing materials shall be provided to City**  
34                  **staff.**

35                  **Wendy Komoroski seconded the motion. Those voting aye: Matthew**  
36                  **Everett, Mike Owens, Daniel Boles, John Linton, and Wendy**  
37                  **Komoroski. The motion passed with a unanimous vote.**

38  
39                  5. Next scheduled meeting: September 27, 2016

40  
41                  6. Adjournment

42  
43                  The meeting was adjourned at 8:17 p.m.

44  
45                  APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 27, 2016

46  
47  
48                  \_\_\_\_\_  
                    Steve Mumford, Planning Director



**EAGLE MOUNTAIN CITY**  
Planning Commission Staff Report  
SEPTEMBER 27TH, 2016

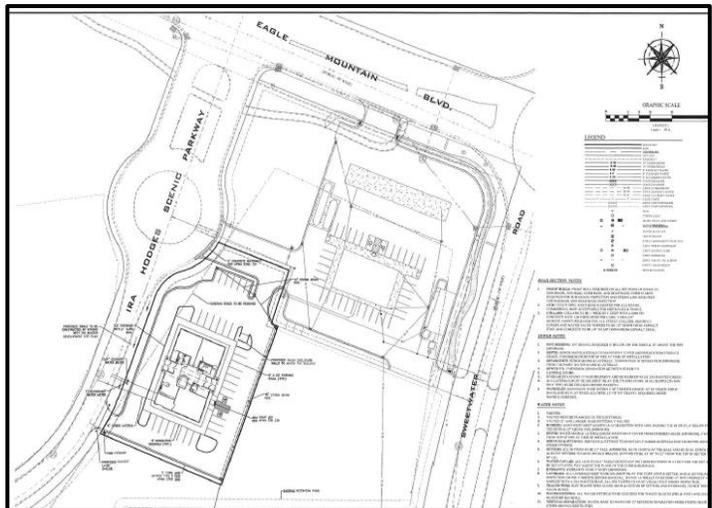
**Project:** Gotta Dance Studios – Dance Studio  
**Applicant:** Scot Hazard  
**Request:** Preliminary Plat  
**Type of Action:** Action Item: Recommendation to City Council

### **Preface**

This application is for a preliminary plat for the Gotta Dance Studio located south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway, and is approximately 1 ac in size. The site plan for the dance studio was approved by the City Council on June 21, 2016. In order for this project to move forward a preliminary and final plat needs approval. This application is for a 1 lot subdivision plat.

### **Items for consideration**

- **Drainage easement:** There is a drainage easement that should be shown on the plat. The easement is to the detention basin to the south of the project. If the easement isn't shown then there should be a note placed on the plat defining the easement.
- **Blanket access easement:** A blanket access easement should be applied to this plat. Since there was no master site plan for this project the easement is needed for future phases of the project.
- **Sidewalk/Trail:** The sidewalk/trail should be dedicated to the City. There is a portion of the sidewalk on the north end that needs to be adjusted, along with the PUE on the east part of the sidewalk. The easement will need to be adjusted slightly.



### **Recommendation**

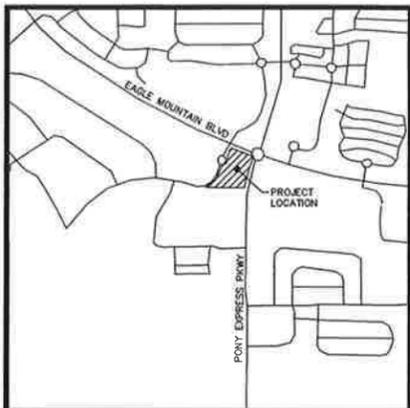
If the Planning Commission were to recommend approval of the *Gotta Dance Studios* Dance Studio preliminary plat to the City Council, the following are the recommended conditions for approval:

1. The drainage easement to the detention basin is displayed on the plat.
2. A blanket access easement should be placed over the plat for future development.
3. The entire portion of the sidewalk be dedicated to the City

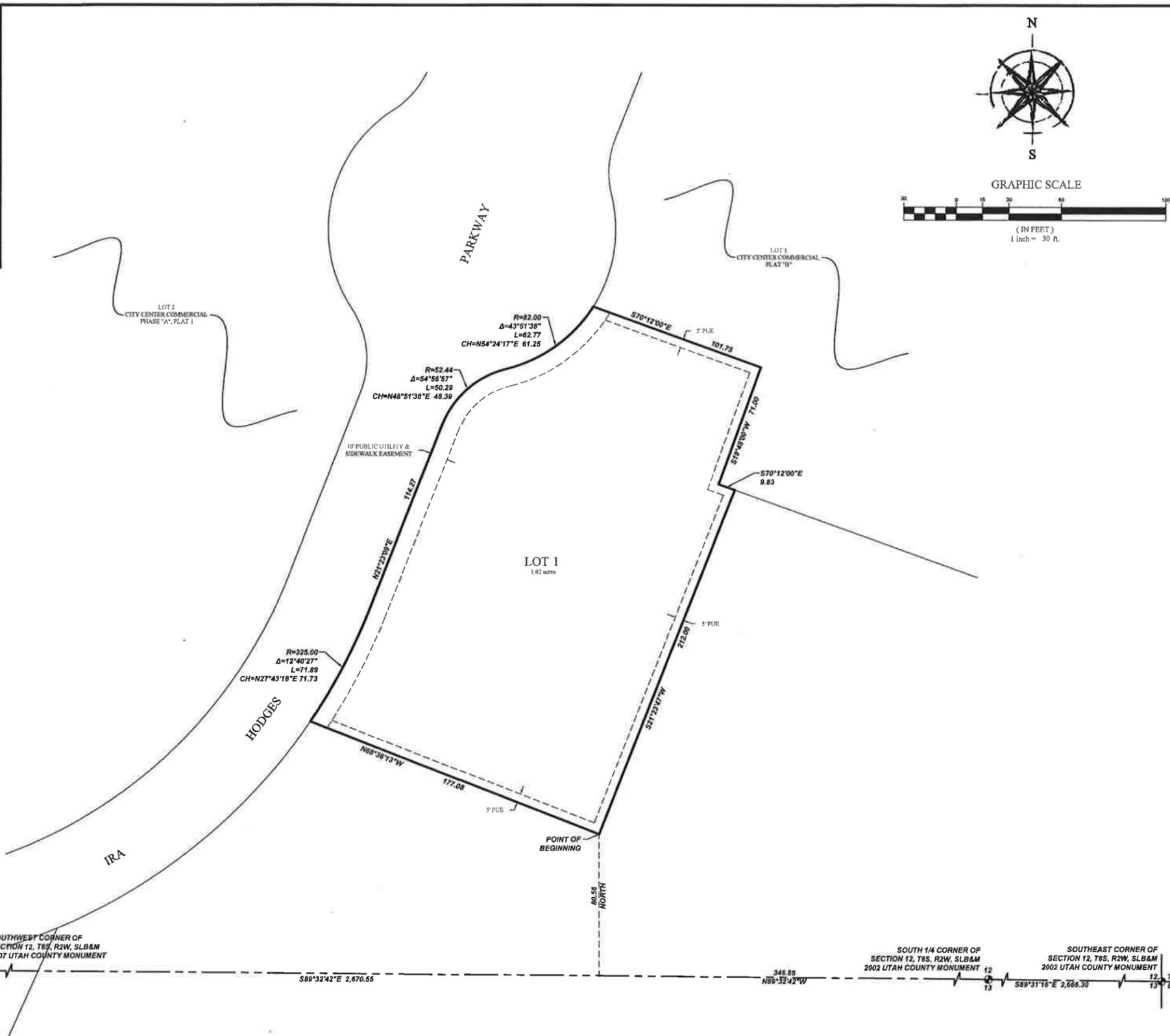
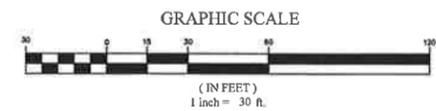
### **Attachments**

Site Plan  
Plat





VICINITY MAP  
N.T.S.



**SURVEYOR'S CERTIFICATE**  
 I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE \_\_\_\_\_  
 DENNIS P. CARLISLE  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 172675

**BOUNDARY DESCRIPTION**  
 A portion of the SW 1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:  
 Beginning at a point located N89°32'42"W along the Section line 346.85 feet and North 80.56 feet from the South 1/4 Corner of Section 12, T6S, R2W, S1B&M; thence N68°36'13"W 177.08 feet to the easterly line of Ira Hodges Scenic Drive as defined in OVERLAND TRAILS ESATES Phase I Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said roadway the following 4 (four) courses and distances: Northeasterly along the arc of a 325.00 foot radius non-tangent curve (radius bears: N55°56'32"W) 71.88 feet through a central angle of 12°40'19" (chord: N27°43'18"E 71.73 ft.); thence N21°23'09"E 114.27 feet; thence along the arc of a 52.44 foot radius curve to the right 50.29 feet through a central angle of 54°56'57" (chord: N48°51'38"E 48.39 feet) to a point of reverse curvature; thence along the arc of an 82.00 foot radius curve to the left 62.27 feet through a central angle of 43°51'38" (chord: N54°24'17"E 61.25 feet); thence S70°12'00"E 101.75 feet; thence S19°48'00"W 71.00 feet; thence S70°12'00"E 9.83 feet; thence S21°23'47"W 212.00 feet to the point of beginning.

Contains: 1.02 +/- acre

**OWNER'S DEDICATION**  
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-8A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S): \_\_\_\_\_ AUTHORIZED SIGNATURE(S) \_\_\_\_\_  
 PRINTED NAME OF OWNER \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY \_\_\_\_\_  
 MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

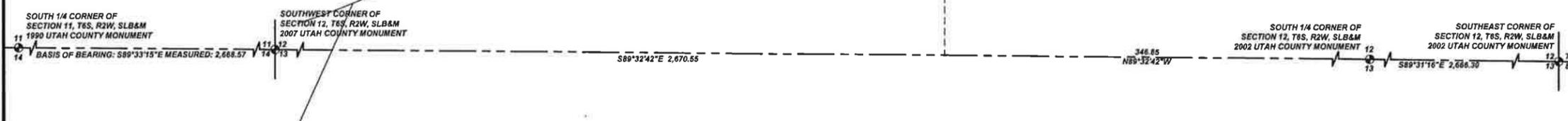
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY \_\_\_\_\_  
 MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_ APPROVED BY CITY ATTORNEY \_\_\_\_\_  
 APPROVED BY CITY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_ ATTEST BY CITY RECORDER (SEE SEAL BELOW) \_\_\_\_\_

PHASE "A", PLAT 3  
**CITY CENTER COMMERCIAL**  
 SUBDIVISION  
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH  
 SCALE: 1"=30'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY & COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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PREPARED BY  
**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 502 WEST 8300 SOUTH  
 SANDY, UTAH 84070 PH: (801) 352-0075  
 www.focusmh.com

**NOTES:**  
 #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS  
 P.U.E. - PUBLIC UTILITY EASEMENT

**SITE TABULATIONS**

TOTAL # OF LOTS:	1 LOTS
TOTAL ACREAGE:	1.02 ACRES
TOTAL ACREAGE IN LOTS:	1.02 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	1.02 ACRES OR 44,414 SQFT.
LARGEST LOT SIZE:	1.02 ACRES
SMALLEST LOT SIZE:	1.02 ACRES
OVERALL DENSITY:	0.98 UNITS/ACRE

**DIRECT COMMUNICATIONS**  
 Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

**ROCKY MOUNTAIN POWER**  
 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
 2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under  
 (1) A recorded easement or right-of-way  
 (2) The law applicable to prescriptive rights  
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or  
 (4) Any other provision of law

**QUESTAR GAS COMPANY**  
 Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Questar Gas Company  
 By \_\_\_\_\_  
 Title \_\_\_\_\_



# EAGLE MOUNTAIN CITY Planning Commission Staff Report

SEPTEMBER 27, 2016

*Project:* **Brandon Park**  
*Applicant:* Paul Linford/Plumb Holdings EM LLC  
*Request:* Concept Plan Review  
*Type of Action:* Discussion Item

### **Recommendation**

The Planning Department recommends that the Planning Commission review the proposed Brandon Park Subdivision Concept Plan. Concept Plan reviews are not to receive action by motion, but commissioners are highly encouraged to express any questions, concerns, or comments and give the applicant useful feedback.

### **Background**

This proposal was previously known as Equestrian Estates and was brought to the City in 2007 for approval. The proposal for Equestrian Estates was never completed. Brandon Park Estates was review in January 2016 this is a revised plan.

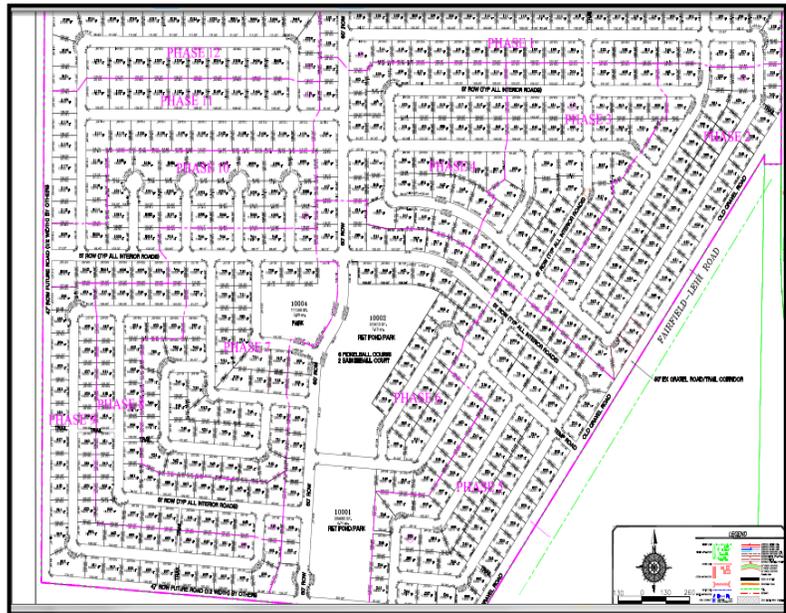
### **Proposal**

The project is located on the west side of Eagle Mountain Blvd adjacent to the City cemetery and Pony Express Regional Park. The project is on approximately 215 acres and includes 535 single family lots that are 10,000 sq. ft. or larger in size. The project has a density of 2.48 units per acre. This current proposal would fall under the Tier II development standards.



### **Roads**

According to the City's General plan this proposal is surrounded by three separate minor collector roads. There are roads to the north, south and west of the proposal. As this project moves forward the property for these roads will need to be dedicated to the City at the proper time. The proposed collector road to the south is to be constructed through a portion of Pony Express Park and connect into Majors Street in the Overland Trails development. There is a deed restriction on the park property requiring approval from the original property owner; staff feels that there should be no road access through the park. Any private roads within the project will be required to be dedicated as public utility easements and all underground improvements shall be constructed in compliance with the city's standards.



### **Open Space/Landscape**

With the current density of this project at 2.48 units per acre, 13.21 acres of improved open space will be required and 1228 amenity points. The applicant is showing 17.86 acres of improved open space it is yet to be determined if all the proposed open space will be counted as improved open space because of the proposed detention and trail along the Pony Express Trail. The applicant is proposing 6 pickelball courts, 2 basketball courts, the rest of the parks and open space plan is up for discussion. The property for Pony Express trail will need to be dedicated to the City. An overall landscape plan will need to be submitted.

### **Secondary Access**

The applicant can begin the project with a maximum of 30 home-sites off of a single access. In order for the applicant to get approval for more than 30 lots two accesses into the project must be provided per fire code. The applicant has spoken with the Fire Marshal and is proposing the two accesses are located on the road to the north of the project. One thing to be aware of is the road to the north with the two accesses connects with Eagle Mountain Blvd at only one location.

### **Surrounding Property**

Staff has concerns with the surrounding properties having access. At this time none of the surrounding proposed collector roads have been built. The applicant is proposing this project as a gated community with private roads; access would only be through two gate houses. With none of the collector roads being built at this time access to the property to the south and possibly to the west would be restricted. Staff feels that some sort of access should be provided to these properties until the roads are built.

### **Future Reviews**

Future review for development of this project shall include a Preliminary Plat, and Final Plat.

### **Attachments**

Concept Plan



SHEET NO. **1/4**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**BRANDON PARK**  
CONCEPT SITE PLAN  
DIMENSIONS

EAGLE MOUNTAIN

PRINT DATE: 9-20-16

**GATEWAY CONSULTING, Inc.**  
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paul@gatewayconsultinginc.com

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

ORIG. DATE: 06-03-06  
SURVEY BY:  
DRAWN BY: GPW  
DESIGNED BY: GPW  
CHECKED BY: GPW  
SCALE: 1"=130'

NO.	DESCRIPTION	DATE	APP'D