



**EAGLE MOUNTAIN CITY**  
**Planning Commission Staff Report**  
**OCTOBER 4TH, 2016**

*Project:* **Spring Run MDP/MDA Amendment**  
*Applicant:* Jim Allred/Ralph Johnson – 12 Horse Ranch LLC  
*Request:* Master Development Plan Amendment  
*Type of Action:* Action Item - Public Hearing

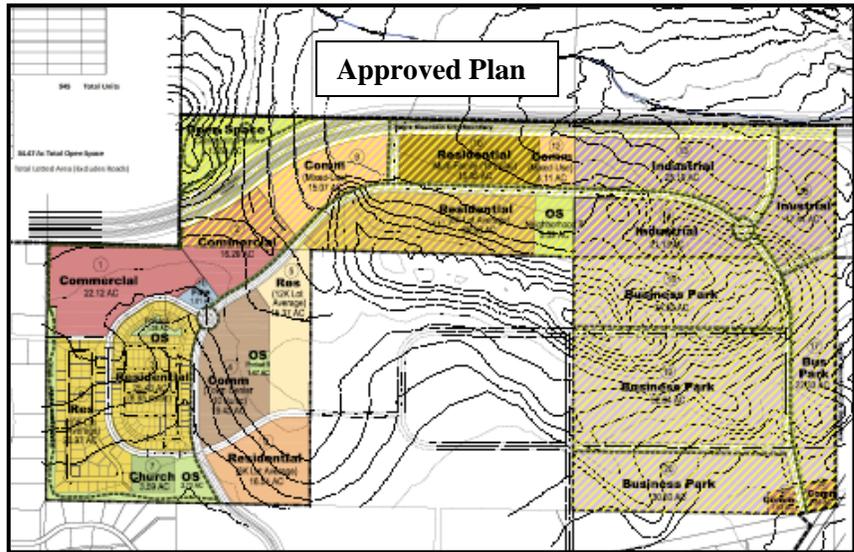
**Planning Commission**

The Planning Commission recommended approval of the Spring Run Master Development Plan with the following conditions: 1. The Extractive Industries Overlay Zone must be modified to only include areas that will be actively mined. 2. A water model must be submitted for the City Engineer’s consideration prior to City Council approval. 3. This project is contingent on a General Plan amendment being approved by the City Council. 4. This approval is contingent upon the master development agreement being amended by the City Council. The Master Development Agreement was not required to go before the Planning Commission. The Planning Commission vote was unanimous.

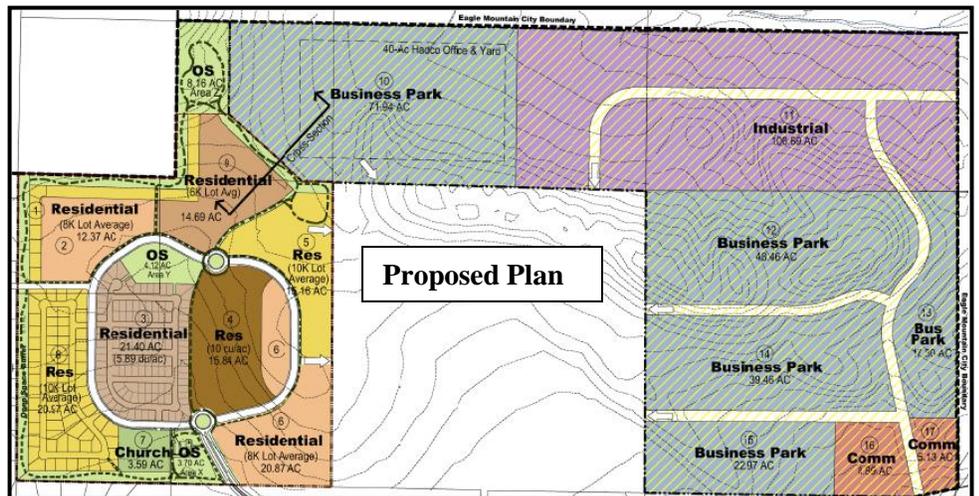
**Preface**

This application is for an amendment to the Spring Run Master Development Plan and Master Development Agreement. The original Master Development Plan was approved on July 19, 2011. The Spring Run Master Development Plan is located north of SR73 and east of Meadow Ranch, and surrounds a 160-acre Industrial property that includes a gravel pit. The current approved plan includes approximately 480 acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, and parks and trails. A total of 945 residential units were approved with various densities.

**Spring Run Master Development Plan Amendment.**



When the original Master Development Plan was designed and approved, the City’s Transportation plan showed a major road running through a large portion of this project to the north and west. The Plan was approved with some commercial development pods around the road. Since that time UDOT determined that Wride Memorial Highway will be the future freeway for the valley, necessitating the



removal of this major road and the associated commercial pods. The applicant is proposing to replace the commercial pods with residential pods. The applicant is also proposing to remove the residential and commercial portions of the development along the north side of the gravel pit. The proposed residential includes a variety of lot sizes.

**Noteworthy Land Use Changes**

- This proposal splits the project into three separate development pods, a Residential Pod in the West and a Business Park/Commercial Pod to the East and a Business Park /Industrial pod to the north. The proposal removes the connecting road and each pod resembles an individual projects.
- With the removal of the freeway the viability of commercial property in this area is greatly diminished, so approximately 38 acres of commercial property has been removed and replaced with residential. Additional commercial property (now totaling over 13 acres) has been placed along Wride Memorial Highway in the southeast corner of the project.

Parcel	Land Use	Acres	Density	Units	Tier
1	Residential - 10K Average	6.29	3.2	20	
2	Residential - 6K Average	12.37	4.25	53	
3	Residential - 5k Average	21.40	5.88	126	3
4	Residential-Multi-family	15.84	9.85	156	3
5	Residential - 10K Average	15.16	3.5	53	2
6	Residential - 8K Average	20.87	3.77	79	2
7	Church	3.59		0	
8	Residential - 10K Average	20.97	3.4	71	2
9	Residential - 6K Average	14.69	4.75	70	2
10	Business Park	71.94	n/a	n/a	
11	Industrial	106.69	n/a	n/a	
12	Business Park	48.46	n/a	n/a	
13	Business Park	17.80	n/a	n/a	
14	Business Park	39.46	n/a	n/a	
15	Business Park	22.97	n/a	n/a	
16	Commercial	8.89	n/a	n/a	
17	Commercial	5.13	n/a	n/a	

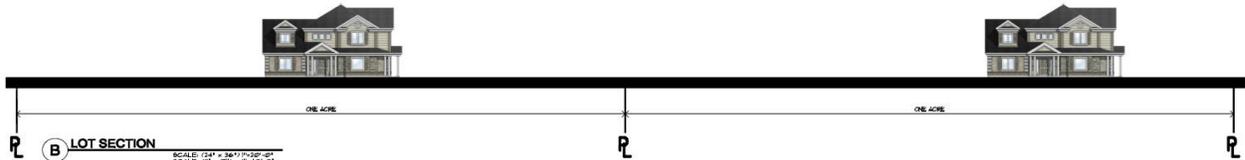
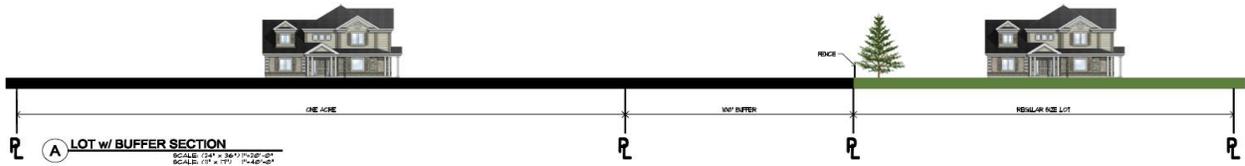
- The Commercial Town Center pod has been removed and replaced with multi-family residential.
- At the request of the Unified Fire Authority, the fire station property has been removed.
- The project now contains an area of 8,000 square foot lots, 6,000 square foot lots, and several areas of 10,000 square foot lots. The 12,000 square foot lot area has been removed.

**Transportation**

The other major change is to Spring Run Parkway (formerly known as Ranches Parkway). Rather than continuing north, the proposal now includes a roundabout, with the road splitting off east and west. A traffic study memo has been submitted, which indicates that the amended roadway pattern can handle the additional traffic in the 160-acre residential square. The road has been removed to the North and East of the roundabout, preventing industrial traffic from using Spring Run Parkway, or accessing the development.

**Lot Size Transitioning**

- Meadow Ranch. This project abuts the Meadow Ranch subdivision to the west. The Spring Run MDA allows for an alternative transitioning to the requirement in the code. This alternative includes a 100-ft open space area with an 8-ft asphalt trail meandering throughout the buffer. The current proposal contains the buffer area, then a row of 10,000 sq. ft. lots, then smaller lots.



- Camp Williams. The proposal also includes the 100-ft buffer and a row of 10,000 sq. ft. lots along the border of Camp Williams, as well as a hillside park.
- The following is the excerpt from the Spring Run MDA in reference to the Trail System Buffer:

**7.1.5 Trail System Buffer.** A 100-foot wide buffer has been provided between the Project and the existing Meadow Ranch lots. Exhibit "F" shows how the intent of the Development Code is met with this trail system buffer. The buffer is intended to be natural open space with the following exceptions: (1) Neighborhood Parks with benches, play areas, play equipment and grass may be included; and (2) natural vegetation shall be supplemented with a native seed mix that includes sagebrush, rabbit brush, a wildflower mix, where it is not growing; and (3) graveled or paved trails. The Buffer must be maintained by the Spring Run Master HOA. A landscaping plan specific to this corridor, designed by a licensed Landscape Architect, must be submitted for approval along with any phase of development in Residential Parcel 8 or Commercial Parcel 1.

**Parks, Open Space, and Trails**

This project requires 14.39 acres of improved open space (627 units x 1,000 sq. ft. /43,560) and 1439 amenity points. The project proposal includes 33.83 acres of open space. Staff calculates the proposed improved open space to be 12.49 ac this includes:

- Open Space-Community Trails 2.50ac
- Open Space-Neighborhood X 3.70ac
- Open Space-Neighborhood Y 4.12ac
- Open Space-Area 4 2.17ac

Total 12.49ac

Improved Open Space still required 1.9ac

Staffs calculations do not include park area Z or the open space buffer with the asphalt trail. Park area (Z) contains steep slopes, and will likely be improved with trails, lookout areas. The improved areas are yet to be determined. The buffer area will be native vegetation with an asphalt trail meandering throughout it. Staff feels that the trail could qualify to count towards the improved open space but not the native vegetation buffer. The improved portion of Park area Z could also be counted towards the improved open space. The Council will have to decide if this combination of open space is sufficient for the project.

It should be noted that the MDA requires a monument sign for the overall project that needs to be installed by the applicant.

### **Fencing**

Privacy fencing along collector and arterial roads (where lots back up to the roads) will need to be improved by the developer along with the infrastructure of each plat. These fences will need to be included in the improvement bond as well.

### **Concerns**

We have the following concerns with this project:

- The Extractive Industries Overlay Zone is shown on a majority of the project. We recommend that this overlay either be removed completely, or that it is downsized to only the areas that are currently being mined or that will require mining operations in the future.
- There is adequate buffering between the Residential area and Business Park area.
- Area 4 contains 156 multi-family units.
- The project contains a variety of lot sizes, which allows for movement within the same neighborhood/community. We recommend increases in the lot sizes, however, to provide more housing in the ¼-acre and 1/3-acre range. These lot sizes are a very small percentage of the overall housing product in Eagle Mountain.
- The City's Transportation Master Plan and General Plan Map must be revised to match this project's road system.
- A water model still needs to be provided.

### **Spring Run Master Development Agreement Amendment**

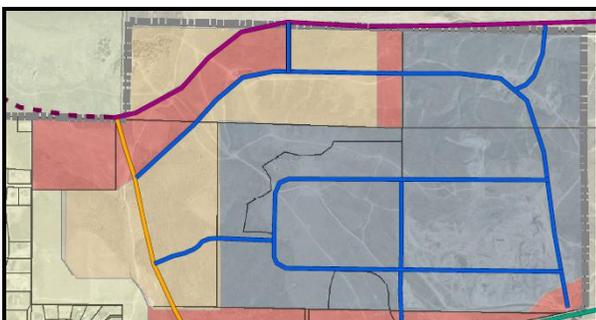
This application is also amending the Master Development Agreement. Some of the main items being amended in the Master Development Agreement are:

- The Master Plan is being divided into 3 separate development areas. This is to allow for the different uses and ownership of the overall project.
- Development Area 1 is the Residential portion on the west side of the project. Development Area 2 is the northern portion of the project consisting of Business Park and Industrial zoning. Development Area 3 is the eastern portion of the project consisting of Business Park and Commercial zoning.
- Maximum density for Area 1 is 627 residential units.
- Area 1 requires 14.39ac of improved open space and 1439 amenity points.
- Developer has proposed 9.9 acres of improved open space, parks X, Y and Multi-Family open space.
- Timing on the installation of parks X, Y, Multi-Family open space and the Hillside Park is included in agreement.
- Defining the Buffer area and Buffer area Trails.
- Designation of approved uses in the Business Park zone on Area 2.

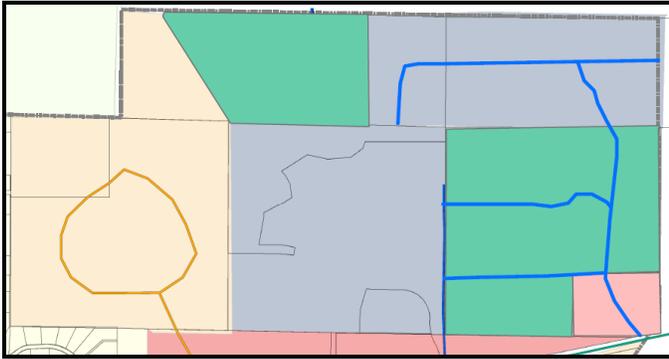
Staffs calculations in the Parks and Open Space section of this report include parks X, Y, community trails and the multi-family improved open space. The calculation in the Master Development Agreement does not include the community trails acreage for the calculated improved open space.

### **General Plan Amendment**

With the approval of the Master Development plan the project will be required to do a General Plan Amendment to the City's General plan. The following is the current approved General plan for the Spring Run project:



The General Plan after the Amendment to the Spring Run Master Development Plan:



### **Optional Motions**

If the City Council chooses to table/continue the master development plan amendment in order to make changes to the plans to resolve concerns expressed at the meeting, 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 continue the Spring Run Master Development Plan Amendment to the \_\_\_ City Council meeting in order to resolve the concerns expressed in the meeting.*

If the City Council chooses to approve the proposed amendments, 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 Spring Run Master Development Plan Amendment with the following conditions or any other conditions deemed appropriate:*

- 1. The Extractive Industries Overlay Zone must be modified to only include areas that will be actively mined.*
- 2. This approval is contingent on a General Plan Amendment is submitted and is approved by the City Council.*
- 3. This approval is contingent upon the master development agreement being amended by the City Council.*
- 4. A water model is provided and reviewed by the City Engineer.*

*I move that the City Council approve the Spring Run Master Development Agreement Amendment or with any conditions deemed appropriate:*

### **ATTACHMENTS:**

- Proposed Spring Run Master Development Plan
- Current Spring Run Master Development Plan
- Cross-section of Buffering

**ORDINANCE NO. O- -2016**

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,  
AMENDING THE GENERAL PLAN MAP AND AMENDING THE SPRING RUN  
MASTER DEVELOPMENT PLAN**

*PREAMBLE*

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Amended General Plan Map the Amended Spring Run Master Development Plan, as set forth more specifically in Exhibits A and B.

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 Amendment to the General Plan Map (Exhibit A), and the Amended Spring Run Master Development Plan (Exhibit B).
2. The Amendment to the General Plan Map is hereby approved, as set forth more specifically in Exhibit A.
3. The Amendment to the Spring Run Master Development Plan is hereby approved, as set forth more specifically in Exhibit B.
4. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4<sup>th</sup> day of October, 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 ordinance was adopted by the City Council of Eagle Mountain City on the 4<sup>th</sup> day of October, 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

# EXHIBIT B

# Land Use Summary

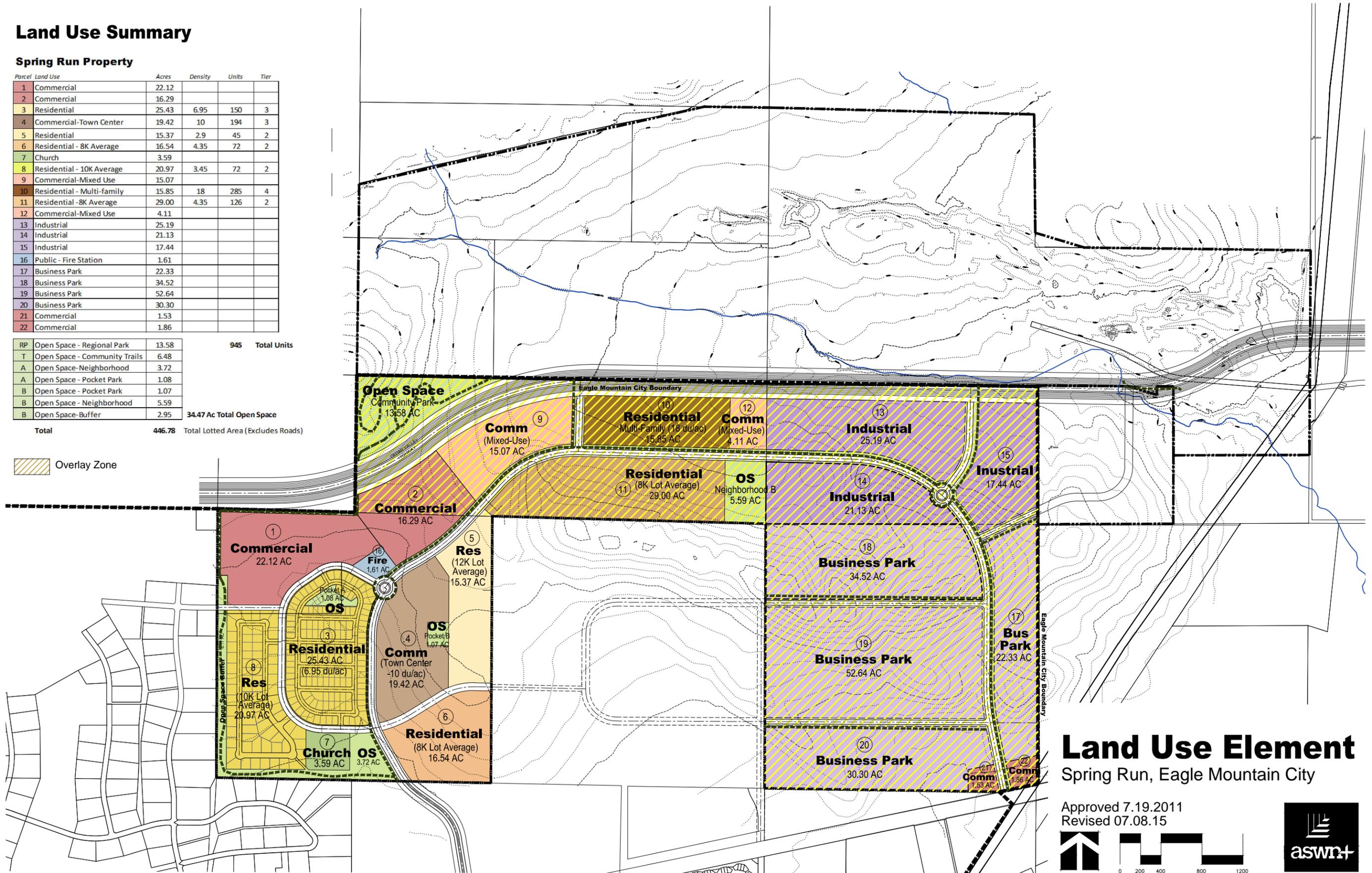
## Spring Run Property

Parcel	Land Use	Acres	Density	Units	Tier
1	Commercial	22.12			
2	Commercial	16.29			
3	Residential	25.43	6.95	150	3
4	Commercial-Town Center	19.42	10	194	3
5	Residential	15.37	2.9	45	2
6	Residential - 8K Average	16.54	4.35	72	2
7	Church	3.59			
8	Residential - 10K Average	20.97	3.45	72	2
9	Commercial-Mixed Use	15.07			
10	Residential - Multi-family	15.85	18	285	4
11	Residential - 8K Average	29.00	4.35	126	2
12	Commercial-Mixed Use	4.11			
13	Industrial	25.19			
14	Industrial	21.13			
15	Industrial	17.44			
16	Public - Fire Station	1.61			
17	Business Park	22.33			
18	Business Park	34.52			
19	Business Park	52.64			
20	Business Park	30.30			
21	Commercial	1.53			
22	Commercial	1.86			

RP	Open Space - Regional Park	13.58				945	Total Units
T	Open Space - Community Trails	6.48					
A	Open Space - Neighborhood	3.72					
A	Open Space - Pocket Park	1.08					
B	Open Space - Pocket Park	1.07					
B	Open Space - Neighborhood	5.59					
B	Open Space - Buffer	2.95					

Total 446.78 Total Lotted Area (Excludes Roads) 34.47 Ac Total Open Space

 Overlay Zone



# Land Use Element

Spring Run, Eagle Mountain City

Approved 7.19.2011  
Revised 07.08.15

