



EAGLE MOUNTAIN CITY
City Council Staff Report

AUGUST 6, 2013

Project: **SilverLake Plat 9 – Final Plat**
Applicant: Grant Gifford / Rockcross Development
Request: Final Plat Approval
Type of Action: Action Item – Consent Agenda
PC Recommendation: Conditional Approval 4-0 (1 absent)

PREFACE

The SilverLake Master Development Plan was updated recently, and the master development agreement was approved on January 15, 2013. This is the second subdivision plat to be reviewed since those changes. The first subdivision plat with the revised master development agreement was SilverLake 8, which was approved on March 19, 2013 and is located adjacent to the proposed SilverLake 9 plat.

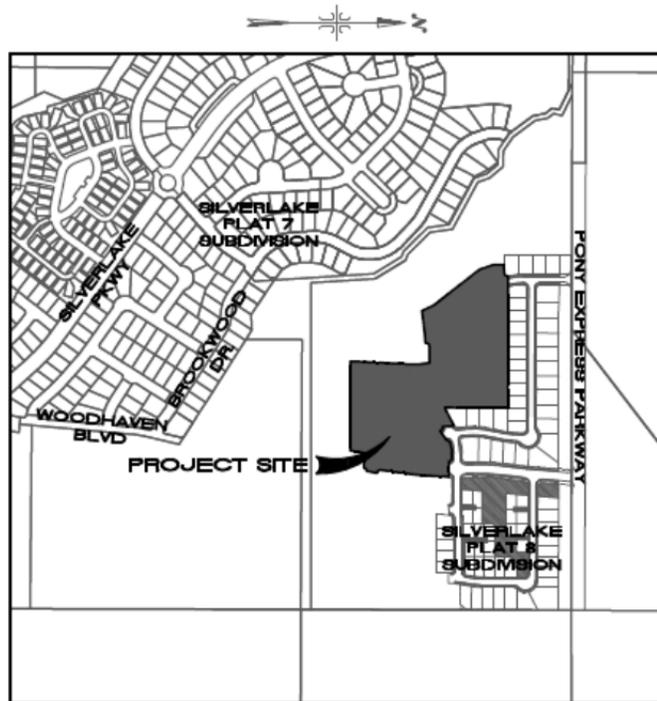
Surrounding properties

North – SilverLake plat 8 single-family lots (currently under construction).

West – Vacant property and existing SilverLake neighborhoods.

East – Vacant property – future phases of SilverLake.

South – Future SilverLake development.



VICINITY MAP

PROPOSAL

Plat 9 is proposed as follows:

AREA TABULATIONS

TOTAL AREA:	11.07 ACRES
AVERAGE LOT SIZE:	6,027 SQ. FT. (0.14 ACRES)
LARGEST LOT SIZE:	10,099 SQ. FT. (0.23 ACRES)
SMALLEST LOT SIZE:	4,475 SQ. FT. (0.10 ACRES)
OVERALL DENSITY	4.34 LOTS PER ACRE
TOTAL # OF LOTS:	52
OPEN SPACE:	0.95 ACRES

Residential Lots

This project is within Area 'A' of the SilverLake Master Development Plan. This area only allows single-family lots that have a lot frontage of greater than 55 feet. All of the proposed lots in this area comply with these standards.

The regular Tier-2 setbacks apply to all lots with greater than 55-foot wide frontages:

Front:	15 feet
Driveway:	22 feet
Side:	15 feet combined, minimum 5 feet
Corner Side:	15 feet
Rear:	20 feet

Fencing

6-foot high privacy fencing is required to be installed along the rear lot lines of all homes that back up to a collector or arterial road – Woodhaven Boulevard. This fencing must be installed along with the infrastructure for the subdivision, prior to any building permits being issued on these lots. The fencing will be cedar fencing, to match the fencing to be installed along Pony Express Parkway with Phase 8.

Parks & Open Space

Street Trees

A fee of \$475 per lot will be required with each building permit for street trees on neighborhood roads. Upon completion of 80% of the homes in an area, including irrigation systems to the park strips, the City will bid out the project for tree installation. The City has no responsibility for installing irrigation systems or grass in any of the park strips.

Parks

A total of 0.8856 acres of park space are required for this project, and a total of 62 points from Table 16.35.130(c). The applicant has chosen to improve 0.95 acres of the power line corridor trail area. According to the SilverLake master plan, this park/trail area must be improved prior to the issuance of 40% of the building permits in this phase, or in other words, prior to the 21st building permit. A landscaping plan should be submitted approved by the Parks Foreman and Planning Director along with the development agreement application. Additional fees-in-lieu may be required, or a cash escrow, in order to fulfill the park improvement requirements for this plat. This money can then be spent in future phases on the community park or the Amphitheater expansion area.

Roads

A portion of Woodhaven Boulevard is included in this plat. It is 75 feet wide (matching the existing cross-section) and includes 8-foot park strips and an 8-foot trail on the east side. In the SilverLake 8 approval, a minimum of 24 feet of asphalt was required to be improved for Woodhaven Boulevard from SilverLake 8 to the existing section of Woodhaven at Brookwood Drive, south of this project.

Building Elevations/Design Standards

The homes must meet the standards required by the master development agreement. Each home will be reviewed at building permit application for compliance with these standards.

Water Rights

The applicant has requested that the water rights for this project be deducted from the water that is already banked with the City.

Utilities

The City is currently improving the electrical circuit for this area by installing new power lines. This will open up the area for development.

RECOMMENDATION SECTION

Revisions to the plans may occur prior to the meeting. If any of the recommended conditions are completed in the revisions, we may propose new conditions of approval at the meeting. The following are the current recommended conditions of approval for the SilverLake Plat 9 Final Plat:

- 1) Prior to recording this plat, Woodhaven boulevard (24 feet wide) must be completed from Pony Express Parkway to Brookwood Drive.
- 2) The park/trail area must be fully improved prior to issuing the 21st building permit. Specific amenity improvements or fees-in-lieu shall be determined by staff and presented to the City Council with the development agreement for approval. A landscape plan shall be submitted for approval to the Parks Foreman and Planning Director along with the development agreement application.
- 3) Submit a master drainage plan to be reviewed by the Public Works Director and Building Official.
- 4) The amphitheater expansion area must be deeded to the City prior to recording this plat.
- 5) Lots with more than a 2 to 1 slope shall be retained by the developer prior to issuing the building permit.
- 6) A street tree fee of \$475 shall be paid with each building permit.
- 7) 6-foot high cedar privacy fencing shall be installed by the developer along with the subdivision improvements on the lots backing up to Woodhaven Boulevard.
- 8) Lot frontages are required to be 55 feet. Modify lots to comply.

ATTACHMENTS:

- Proposed Final Plat & Site Plan