

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 12, 2013 AT 6:00 P.M.

Eagle Mountain City Conference Room; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

1. Declaration of Conflicts of Interest
2. Approval of Meeting Minutes
 - A. October 22, 2013
3. Development Items
 - A. Clearview Ranch Phase A Plats 1 & 2; Final Plats –Action Item
These are the two phases of the recently approved Clearview Ranch Preliminary Plat. Each plat contains 27 lots, with a minimum lot size of ½ acre. The project is located north of SR-73, west of the North Ranch neighborhood.
 - B. Development Code Amendment – Infrastructure & Building Permits – Public Hearing, Action Item
Includes proposed amendments to Chapter 16.05.100 Compliance Required, Chapter 16.05.130 Most Restrictive Standards Apply, and Chapter 15.10.230 Building Permits. The amendments require that electrical and natural gas infrastructure be installed and functioning prior to issuing any building permits, including model homes.
 - C. Development Code Amendment – Public Hearing, Land Use Authority, Appeal Authority – Public Hearing, Action Item
Includes proposed amendments to Chapter 16.05.220 Tables and Chapter 17.05.190 Tables. The proposed changes streamline some administrative development applications to the benefit of all parties (City, Residents, Developers).
4. Work Session
 - A. Discussion of Potential Changes to the General Plan & the Municipal Code
 - B. Next Scheduled Meeting: November 26
5. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, OCTOBER 22, 2013 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1
2 **6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**
3

4 COMMISSION MEMBERS PRESENT: Preston Dean, Bonnie ElHalta, Wendy Komoroski,
5 Matthew Everett, and John Linton.

6
7 CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner;
8 Tippe Morlan, Planning Intern; and Johna Rose, Deputy Recorder.

9
10 ELECTED OFFICIAL PRESENT: Donna Burnham

11
12 Commissioner Linton called the meeting to order at 6:04 p.m.

13
14 1. Pledge of Allegiance

15
16 None

17
18 2. Declaration of Conflicts of Interest

19
20 None

21
22 3. Approval of Meeting Minutes

23 A. September 24, 2013
24

25 **MOTION:** *Preston Dean moved to approve the September 24, 2013 meeting minutes.*
26 *Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean,*
27 *Matthew Everett, Wendy Komoroski, Bonnie ElHalta, and John Linton. The*
28 *motion passed with a unanimous vote.*
29

30 4. Development Items

31
32 A. Evans Ranch Phase B Plat 1, Preliminary & Final Plat – Public Hearing, Action Item
33 This is the second phase of the approved Evans Ranch master development plan, and is
34 located east of Porter’s Crossing Parkway, at the intersection of Porter’s Crossing and
35 Clark Street. An application for the first phase, located on the northern end of the
36 project, has been postponed until further notice. The proposal consists of 3 single-family
37 residential lots on .86 acres. These 3 lots are planned as model homes for the project.
38

39 Steve Mumford explained that Evans Ranch Phase A was just approved by City Council.
40 Due to timing the developer will not be able to finish the infrastructure for Evans Ranch
41 phase A before winter. The developer feels that he could get all the asphalt and infrastructure
42 for Evans Ranch Phase B Plat 1 in before winter. Phase B Plat 1 is only three model home
43 lots that are located at the entrance to Evans Ranch along Porter’s Crossing. With the
44 approval of the area Fire Marshal, these model homes may be allowed prior to completing
45 roads with asphalt as long as the roads are completed before any residents move into the
46 homes. That is due to the proximity of the homes to Porter’s Crossing.

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2 The Master Development Agreement requires that an off-site sewer pipe be installed for the
3 project, connecting to existing pipes in the SilverLake development. This “initial phase,”
4 however, was given the right to develop prior to completion of that sewer pipe. These three
5 homes/lots would be the only lots in the project that will connect to the existing sewer pipe in
6 Porter’s Crossing Parkway; the remainder will be serviced by the off-site pipe to be
7 constructed prior to the next phase of development. There are no concerns with the other
8 utilities.
9

10 *Commissioner Linton opened the public hearing at 6:13 p.m.*

11
12 None

13
14 *Commissioner Linton closed the public hearing at 6:13 p.m.*

15
16 **MOTION:**

Preston Dean moved that the Planning Commission approve the Evans Ranch Phase B Plat 1 Preliminary Plat and recommend the Evans Ranch Phase B Plat 1 Final Plat to the City Council with the following recommended conditions:

- 17
18
19
20
21 1. *A cash bond shall be posted with the recording of the plat that*
22 *equals 1.24% of the total cost of public open space*
23 *improvements, and \$1,720 (\$2,000/buildable acre) for*
24 *community improvements.*
- 25 2. *The fencing for the lots shall comply with the Master*
26 *Development Agreement Fencing Exhibit, and must be*
27 *installed prior to obtaining building permits.*
- 28 3. *The plat must include driveway locations for every lot. The*
29 *driveways for these three lots shall be no more than 12 feet*
30 *wide at the street, since the garages will be located more than*
31 *30 feet from the property line.*
- 32 4. *Prior to obtaining any building permits, the developer must*
33 *submit engineered drawings depicting the location of the*
34 *driveway and utilities for each lot within the subdivision,*
35 *including storm water drainage plans for areas between lots.*

36
37 *Wendy Komoroski seconded the motion. Those voting aye: Preston*
38 *Dean, Bonnie ElHalta, Matthew Everett, John Linton, and Wendy*
39 *Komoroski. The motion passed with a unanimous vote.*

40
41 5. Work Session

42
43 A. Discussion of Potential Changes to the General Plan & the Municipal Code
44

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, OCTOBER 22, 2013 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1 Mr. Mumford reviewed the growth and development of The Ranches subdivision and a brief
2 explanation of City Center. He reviewed a new internal tracking system that would track the
3 total number of lots that are improved with infrastructure, permitted lots, and vacant
4 remaining lots. The tracking system also tracks the number of building permits by month and
5 subdivision. The tracking system can help project population in the coming year.

6
7 Commissioners, residents, and City Planners addressed transportation goals, visions and
8 issues that the City has for the General Plan.

- 9 • Access (into/out of the City)
- 10 • Transit (buses, school buses)
- 11 • Internal planning (neighborhoods, connections)
- 12 • Bike lanes (major roads)
- 13 • Trails
- 14 • Future landscaping (median)
- 15 • Lighting (maintenance, small town feel, and safety)
- 16 • Crosswalk (pedestrian safety, sight vision, and accessible)
- 17 • Parking (parks, commercial, community events, maximums, and connecting to the
18 trail system)

19
20 Nikki Wickman, 2766 E. Fort Hill Rd., suggested that a pedestrian flashing signs be placed at
21 Porter's Crossing. She also requested proper lighting along trails.

22
23 Donavon Largent, 8846 N. Princeville Dr., was concerned with the lack of a crosswalk on
24 Ranches Parkway. He stated that he lives in Highlands on the Green and has two children
25 that walk to Rockwell Charter School.

26
27 Commissioner Linton was concerned about the construction of roads, freeways, and
28 highways after housing was in place.

29
30 Commissioner Dean asked how much control the City's future transportation plan has on
31 future developers.

32
33 Mr. Mumford explained that would be an attorney question, but what the City is finding with
34 SR 73, the City cannot make the developer or owner develop or not develop the land. The
35 City can inform the developer of future plans that the City, MAG, or UDOT has for future
36 roads. The City should look into how to reserve future right-of-ways.

37
38 Commissioners and City Planners discussed the positive and negative issues with having
39 cul-de-sacs in the City.

40
41 *Attached are the Transportation Goals and Strategies.*

42
43 B. Next Scheduled Meeting: November 12

44
45 6. Adjournment

EAGLE MOUNTAIN CITY
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The meeting was adjourned at 7:18 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 12, 2013.

Steve Mumford, Planning Director

DRAFT



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

NOVEMBER 12, 2013

Project: Development Code Amendments: Chapters 15.10.230, 16.05.100, 16.05.130,
Applicant: City Staff
Request: Recommendation of Approval to City Council
Type of Action: Action Item, Public Hearing

Background

After beginning infrastructure improvements in a subdivision, developers are generally anxious to sell lots to builders, and the builders are anxious to begin construction of model homes. The builder often wants to begin the model homes before the infrastructure is completely installed. This can be problematic, especially for the dry utilities. If the dry utilities are not “energized,” or active, they cannot be “blue-staked.” The blue stakes equipment can only locate active gas and power lines. It becomes much easier to hit a gas line if it has not been blue staked, which can have dire safety consequences. The City’s Energy Director has requested that the City Codes be amended to require that the dry utilities be completely installed and active prior to approval of any building permits, including model homes.

The following changes are proposed:

16.05.100 Compliance required.

The following general requirements and standards apply to the development of property within the corporate boundaries of Eagle Mountain City:

- A. Subdivision of Property.
- B. Conveyance of Property.
- C. Compliance of Owner.

D. Installation of Utilities. It shall be unlawful for any person to receive a building permit, **including model homes**, on a parcel or tract of land in a subdivision until all the required improvements are installed, which may include: (1) water and sewer utilities and all other underground utilities located under the street surface are installed; (2) all streets in the subdivision are rough-graded; (3) curb and gutter has been installed; ~~and~~ (4) electrical **and natural gas** service to the subdivision has been completed and is functioning (“energized”); **and (5) as-built plans must be submitted to the City.** It shall be the responsibility of the ~~subdivider~~ **developer and builders** to allow no human occupancy until all necessary utilities are installed and basic improvements are adequate to render the subdivision habitable. These improvements shall include paved streets and sidewalks (when required) which connect to street systems outside and adjacent to the subdivision. **Prior to issuing any building permits, the Building Department must receive approval from the Public Works Director, Energy Director, Fire Marshal, and Planning Director.** It shall be unlawful for any ~~subdivider~~ **developer** to sell any portion of an approved subdivision until the plat is recorded and until the prospective buyer or builder has been advised that the occupancy will not be permitted until all required improvements are completed. Recorded plats shall contain a notice to all potential buyers of this provision.

~~In the case of model homes, building permits may be issued prior to the completion of the improvements required by this title if the city engineer determines that access to the building site may be provided for the purposes of inspections and that the fire chief determines that there is adequate water for fire flow. All other utilities (with the exception of phone service) shall be provided and operating prior to the issuance of a certificate of occupancy.~~

16.05.130 Most restrictive standards apply.

Eagle Mountain City ~~adopts~~ **complies with** uniform codes to provide minimum standards for protecting the public health, safety, and welfare through regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all private and public buildings, infrastructure, and public facilities. These codes include, **but are not limited to, the following**: International Fire Code (IFC); International Building Code (IBC); International Residential Code (IRC); Manual of Uniform Traffic Control Devices (MUTCD); American Association of State Highway and Transportation Officials (AASHTO) standards; **National Electrical Safety Code (by IEEE); National Electrical Code (by NFPA); APPA Safety Manual; International Plumbing Code (IPC); International Mechanical Code (IMC); International Fuel Gas Code (IFGC); International Energy Conservation Code (IECC);** and Eagle Mountain City Construction Specifications and Standards. When these codes along with state or federal laws impose additional requirements on activities governed by this title, the most restrictive shall apply. [Ord. O-23-2005 § 3 (Exh. 1(2) § 1.13)].

15.10.230 Building permits.

The city may issue a building permit upon application, in compliance with all laws, ordinances, rules, and regulations. No building permits will be issued until all required infrastructure improvements are installed and accepted by Eagle Mountain City, **in accordance with EMMC Chapter 16.05.100**. Required infrastructure shall include city-owned utilities such as sanitary sewer, water, pressurized irrigation, storm drain, gas, and electrical, as well as streets, sidewalks, and street signs. Exceptions may be granted between the months of October and April when asphalt hot plants may not be in operation. Building permits may be recommended without pavement; provided, that all contaminated road base is removed and replaced prior to asphalt placement. Subdivisions which receive building permits without asphalt must have asphalt placed by June 1st, weather permitting.

~~The city engineer or his/her designee is hereby designated as the responsible official to accept the improvements. Once acceptance has been granted, a building permit may be obtained. Temporary model home building permits may be granted if basic safety-related infrastructure has been installed. Such infrastructure should include at a minimum a drivable street, street sign, fire hydrants and all required sanitary sewer, water and storm drain systems. A checklist detailing required improvements and acceptance by the city is included in the appendix attached to the ordinance codified in this chapter. [Ord. O-03-2010 § 1 (Exh. A § 2.200)].~~

Motion

The City Staff recommends that the Planning Commission review, provide feedback, and recommend approval of the proposed amendments to the Development Code as proposed or as modified by the Commission.

planning-related items. Subdivision and site plan reviews are important, but the real planning for the City happens long before these applications are even submitted.

- To free up some time for the City Staff to get more involved in future/long range planning, capital improvement projects, community development, and other important duties. A majority of the Planning Department's time is taken up with receiving & routing applications for review, reviewing plans, writing and preparing staff reports, putting together packets for both the Planning Commission and City Council, preparing the proper notices for public hearings, and preparing PowerPoint presentations for meetings. Any simplification of the review/approval process will be beneficial to the future planning of the city.

Proposal

This proposal may be changed or modified prior to the meeting, and any changes will be presented at the meeting.

The following proposed changes are noteworthy:

1. Preliminary Plats
 - a. Residential & non-residential plats with greater than 5 lots or a multi-family plat would be reviewed by both the Commission and the Council, with public hearings at both.
 - b. Plats with less than 5 lots would be approved by the Planning Director & City Engineer.
 - c. Major amendments to a plat would require approval by the City Council.
 - i. Major amendments include an increase in lots or units, a decrease in improved open space, or a significant change to a road or lot configuration.
 - d. Minor amendments would be approved by the Planning Director and City Engineer.
 - i. Minor amendments include changes that do not fall into the category of "major amendments."
2. Final Plats & Final Plat Amendments
 - a. Final Plats would be reviewed for approval by the Planning Director and City Engineer. These plats should conform to the approved preliminary plat. If they do not (except for minor modifications), an amendment to the preliminary plat would be required prior to any approval of the final plat.
3. Site Plans & Master Site Plans
 - a. Master site plan (multi-family, non-residential > 5 acres or to be developed in phases) would still be approved by the City Council.
 - b. A site plan that is less than 5 acres would be approved by the Planning Commission.
 - c. A site plan that is a phase of an approved master site plan would be approved by the Planning Director and City Engineer.
 - d. A minor amendment to a site plan would be approved by the Planning Director and City Engineer. Major amendments would be approved by the original approval authority.

The City Attorney is reviewing this proposal and has not yet provided his feedback. We have also contacted the development community and received feedback. This will be a public hearing, and any resident feedback will be considered as well.

Additional changes will need to be made to the City Code for each chapter that may be affected, including Chapter 16.20 Preliminary Plats, Chapter 16.25 Final Plats, and Chapter 17.100 Site Plans. These will likely be proposed at the next meeting.

Motion

The Planning Commission and City Staff recommend that the Planning Commission review, provide feedback, and recommend approval of the proposed amendments to the Development Code as proposed or as modified by the Commission.

Attachments

Proposed amendments to Chapter 16.05.220 Tables and Chapter 17.05.190 Tables.

Table 16.05.220(b) Land Use Authority		
	Land Use Authority	
	Advisory Body	Land Use Authority
MASTER DEVELOPMENT PLANS		
Master Development Plan	Planning Commission	City Council
CONCEPT PLANS		
Concept Plan	None	Planning Commission
PRELIMINARY PLATS		
Preliminary Plat	Planning Director	Planning Commission*
Preliminary Plat - Residential & Non Residential > 5 Lots; Multi-Family (less than 5 lots do not require a preliminary plat)	Planning Commission	City Council
Preliminary Plat Major Amendment	Planning Commission	City Council
Preliminary Plat Minor Amendment	None	Planning Director & City Engineer
FINAL PLATS		
Final Plat & Final Plat Amendments	Planning Commission	City Council
	None	Planning Director & City Engineer
LOT SPLITS		
Lot Split	None	Planning Director
LOT LINE ADJUSTMENTS		
Lot Line Adjustment	None	Planning Director
APPROVED RECORDED PLAT AMENDMENTS		
Approved Preliminary Plat	Planning Director	Planning Commission*
Approved Final Plat	Planning Commission	City Council
Recorded Plat Amendment	Planning Commission	City Council
Recorded Plat Amendment – Vacating Street	Planning Commission	City Council
BUILDING PERMITS		
Building Permit	None	Building Official

* The city council reserves the right to become the land use authority by requesting that the item be scheduled for review and action by the council within 15 calendar days of the planning commission's action. See EMMC 16.05.200 for additional details.

* A major amendment includes an increase in lots or units, a decrease in improved open space, or a significant change of a road or lot configuration.

Proposed Amendments to Chapter 16.05.220 Tables, and Chapter 17.05.190 Tables

Table 16.05.220(a) Public Notice					
	P.C.Hearing	C.C.Hearing	Notice Type	NoticePeriod	Affected Entities*
MASTER DEVELOPMENT PLANS					
Master Development Plan	Yes	Yes	Published in paper –Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities –Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
Master Development Plan Amendments	Yes	Yes	Published in paper –Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities –Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
CONCEPT PLANS					
Concept Plans	No	No	N/A	N/A	N/A
PRELIMINARY PLATS					
Preliminary Plat - Residential & Non-Residential > 5 Lots; Multi-Family	Yes	No Yes	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities –Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity” (Yes, if subdivision is multi-unit residential, commercial, or industrial) N/A
Preliminary Plat Major Amendment	Yes	Yes	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities –Post notice in three public places	10 Days	N/A
Preliminary Plat Minor Amendment	No	No	N/A	N/A	N/A
FINAL PLATS					
Final Plats & Final Plat Amendments	No	No	N/A	N/A	N/A
LOT SPLITS					
Lot Split – Planning Director	No	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners –Post notice in three public places	10 Days	N/A
LOT LINE ADJUSTMENTS					
Lot Line Adjustments	No	No	N/A	N/A	N/A
APPROVED RECORDED PLAT AMENDMENTS					
Preliminary Plat	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and affected entities –Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity” (Yes, if subdivision is multi-unit residential, commercial, or industrial)
Final Plat	No	No	N/A	N/A	N/A
Recorded Plat	No	Yes	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities –Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
Recorded Plat –Vacating Street	Yes	Yes	Published in newspaper one week for four consecutive weeks and posted in three public places –Direct mailed notice to property owners and affected entities	28 Days	Perhaps – Check definition of “affected entity”
BUILDING PERMITS					
Building Permit	No	No	N/A	N/A	N/A

NOTES: Posting the agenda for a public meeting on the website (<http://emcity.org>) counts as a public place.

* “Affected entities” include but are not limited to: State Planning Coordinator, Automated Geographic Reference Center, Utah Department of Transportation, Utah County, Mountainland Association of Governments, Alpine School District, Timpanogos Special Service District, Saratoga Springs, Fairfield, and Cedar Fort.

Proposed Amendments to Chapter 16.05.220 Tables, and Chapter 17.05.190 Tables

Table 16.05.220(c) Appeal Authority							
	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
MASTER DEVELOPMENT PLANS							
Master Development Plan	City Council	30	District Court	N/A	None	N/A	None
Master Development Plan Amendments	City Council	30	District Court	N/A	None	N/A	None
CONCEPT PLANS							
Concept Plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PRELIMINARY PLATS							
Preliminary Plat	Planning Commission	10	City Council	30	District Court	N/A	None
Preliminary Plat - Residential & Non-Residential > 5 Lots; Multi-Family	City Council	30	District Court	N/A	None	N/A	None
Preliminary Plat Major Amendment	City Council	30	District Court	N/A	None	N/A	None
Preliminary Plat Minor Amendment	Planning Director & City Engineer	10	Planning Commission	10	City Council	30	District Court
FINAL PLATS							
Final Plat & Plat Amendments	City Council	30	District Court	N/A	None	N/A	None
	Planning Director & City Engineer	10	Planning Commission	10	City Council	30	District Court
LOT SPLITS							
Lot Split	Planning Director	10	Planning Commission	10	City Council	30	District Court
LOT LINE ADJUSTMENTS							
Lot Line Adjustment	Planning Director	10	Planning Commission	10	City Council	30	District Court
APPROVED PLAT AMENDMENTS							
Preliminary Plat	Planning Commission	40	City Council	30	District Court	N/A	None
Final Plat	City Council	30	District Court	N/A	None	N/A	None
Recorded Plat	City Council	30	District Court	N/A	None	N/A	None
Recorded Plat –Vacating Street	City Council	30	District Court	N/A	None	N/A	None
BUILDING PERMITS							
Building Permit	Building Official	30	District Court	N/A	None	N/A	None
ADMINISTRATIVE DECISIONS							
Administrative Decisions*	Planning Director	10	Planning Commission	10	City Council	30	District Court

*Administrative decisions include but are not limited to: interpretations of this title, etc.

Table 17.05.190(b) Land Use Authority		
	Land Use Authority	
	Advisory Body	Land Use Authority
GENERAL PLAN		
General Plan	Planning Commission	City Council
LAND USE ORDINANCE		
EMMC Title 17, Zoning	Planning Commission	City Council
EMMC Title 16, Subdivisions: Requirements and Approvals	Planning Commission	City Council
HOME BUSINESS		
License Official Approval	None	License Official
Planning Commission Approval	License Official	Planning Commission*
ACCESSORY APARTMENTS		
Planning Director Approval	None	Planning Director
Planning Commission Approval	Planning Director	Planning Commission*
SIGN REGULATIONS		
Sign Permit – Planning Director	None	Planning Director
Model Home Signage	Planning Commission	City Council
Directional/Advertising Business Signage	Planning Commission	City Council
ANIMAL MANAGEMENT PLANS		
Animal Management Plan	Planning Commission Director	City Council Planning Commission*
REZONING OF PROPERTY		
Rezoning	Planning Commission	City Council
CONDITIONAL USE		
Conditional Use Permit	Planning Director	Planning Commission*
SITE PLAN REVIEW		
Master Site Plan (Multi-Family, Non-Residential > 5 acres or to be developed in phases)	Planning Commission	City Council
Site Plan (Multi-Family, Non-Residential < 5 acres)	Planning Director	Planning Commission*
Site Plan (phase of an approved master site plan)	None	Planning Director & City Engineer
Site Plan Minor Amendment	None	Planning Director & City Engineer
VARIANCES		
Variance	Planning Director	Planning Commission

* The City Council reserves the right to become the land use authority by requesting that the item be scheduled for review and action by the Council within 15 calendar days of the Planning Commission's action. See EMMC 17.05.170 for additional details.

Proposed Amendments to Chapter 16.05.220 Tables, and Chapter 17.05.190 Tables

Table 17.05.190(a) Public Hearing					
	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
GENERAL PLAN					
General Plan*	Yes	Yes	Published in paper – Direct mailed notice to affected entities – Post notice in 3 public places	10 Days	Yes – Check definition of affected entity
LAND USE ORDINANCE					
EMMC Titles 16, Subdivisions, and 17, Zoning: Requirements and Approvals	Yes	Yes	Published in paper – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected agencies – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity
HOME BUSINESS					
License Official Approval	No N/A	No N/A	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places	10 Days	N/A
ACCESSORY APARTMENTS					
Planning Director Approval	No N/A	No N/A	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 600 feet – Post notice in 3 public places	10 Days	N/A
SIGN REGULATIONS					
Sign Permit – Planning Director Approval	No N/A	No N/A	N/A	N/A	N/A
Model Home Signage	No	No	N/A	N/A	N/A
Directional/Advertising Business Signage	No	No	N/A	N/A	N/A
ANIMAL MANAGEMENT PLANS					
Planning Commission	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners – Post notice in 3 public places	10 Days	N/A
REZONING OF PROPERTY					
Rezoning	Yes	Yes	Published in paper – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
CONDITIONAL USE					
Conditional Use	Yes	No N/A	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial) N/A
SITE PLAN REVIEW					
Master Site Plan (Multi-Family, Non-Residential > 5 acres or to be developed in phases)	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial) N/A
Site Plan (Multi-Family, Non-Residential < 5 acres)	Yes	N/A	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	N/A
Site Plan (phase of an approved master site plan)	N/A	N/A	N/A	N/A	N/A
Site Plan Minor Amendment	N/A	N/A	N/A	N/A	N/A
VARIANCES					
Variance	Yes	No N/A	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity

NOTES: Posting the agenda for a public meeting on the website (<http://emcity.org>) counts as a public place.

* The general plan requires a notice of intent of 10 days to prepare a plan amendment which is mailed or e-mailed to the affected entities.

** Affected entities include but are not limited to: State Planning Coordinator, Automated Geographic Reference Center, Utah Department of Transportation, Utah County, Mountainland Association of Governments, Alpine School District, Timpanogos Special Service District, Saratoga Springs, Fairfield, and Cedar Fort.

Table 17.05.190(c) Appeal Authority							
		1st Appeal		2nd Appeal		3rd Appeal	
	Land Use Authority	Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
GENERAL PLAN							
General Plan	City Council	30	District Court	N/A	None	N/A	None
LAND USE ORDINANCE							
EMMC Title 17, Zoning	City Council	30	District Court	N/A	None	N/A	None
EMMC Title 16, Subdivisions: Requirements and Approvals	City Council	30	District Court	N/A	None	N/A	None
HOME BUSINESS							
License Official Approval	License Official	10	Planning Commission	10	City Council	30	District Court
Planning Commission Approval	Planning Commission	10	City Council	30	District Court	N/A	None
ACCESSORY APARTMENTS							
Planning Director Approval	Planning Director	10	Planning Commission	10	City Council	30	District Court
Planning Commission Approval	Planning Commission	10	City Council	30	District Court	N/A	None
SIGN REGULATIONS							
Sign Permit – Planning Director	Planning Director	10	Planning Commission	10	City Council	30	District Court
Model Home Signage	City Council	30	District Court	N/A	None	N/A	None
Directional/Advertising Business Signage	City Council	30	District Court	N/A	None	N/A	None
ANIMAL MANAGEMENT PLANS							
Animal Management Plan	Planning Commission	10	City Council	30	District Court	N/A	None
REZONING OF PROPERTY							
Rezoning	City Council	30	District Court	N/A	None	N/A	None
CONDITIONAL USE							
Conditional Use Permit	Planning Commission	10	City Council	30	District Court	N/A	None
SITE PLAN REVIEW							
Master Site Plan (Multi-Family, Non-Residential > 5 acres or to be developed in phases)	City Council	30	District Court	N/A	None	N/A	None
Site Plan (Multi-Family, Non-Residential < 5 acres)	Planning Commission	10	City Council	30	District Court	N/A	None
Site Plan (phase of an approved master site plan)	Planning Director & City Engineer	10	Planning Commission	10	City Council	30	District Court
Site Plan Minor Amendment	Planning Director & City Engineer	10	Planning Commission	10	City Council	30	District Court
VARIANCES							
Variance	Planning Commission	10	City Attorney	30	District Court	N/A	None
ADMINISTRATIVE DECISIONS							
Nonconforming Use or Structure	Planning Director	10	City Attorney	30	District Court	N/A	None
Vested Rights	Planning Director	10	City Attorney	30	District Court	N/A	None
Administrative Decisions*	Planning Director	10	Planning Commission	10	City Council	30	District Court

*Administrative decisions include but are not limited to: interpretations of this title and the zoning map, etc.



EAGLE MOUNTAIN CITY
Planning Commission Staff Report
NOVEMBER 12, 2013

Project: **Draft Parks and Open Space Element – General Plan**
Request: Review strategies and come prepared with suggestions
Type of Action: Discussion Item

Background

The Eagle Mountain General Plan was last updated in November 2005 under the provision that it is updated at least once every five years. An update to the General Plan is long overdue, and over the next several months we will be reviewing and revising the different elements of the plan. As Eagle Mountain has experienced many changes in its growth and projected growth over the last few years, especially during the economic recession, the General Plan needs to reflect those changes. Additionally, our goal is to create a plan that is more user-friendly, concise, and readable.

Goals and Strategies

The goals and strategies are the key component of the Parks and Open Space Element of the General Plan. Having the Planning Commission review the desirable goals and strategies is the first step in a public process which will eventually include any stakeholders and community members who would like to participate in defining what the future of Eagle Mountain City should look like. This review establishes the starting point for all future public meetings on the subject.

Please review the draft goals and strategies and come prepared to provide feedback to the Staff.

ATTACHMENTS:

- Draft Parks & Open Space Element Goals and Strategies
- 2005 General Plan Open Space & Parks Element

Parks & Open Space Strategies

1. Provide a robust system of parks interconnected by trails and/or sidewalks.

- a. In new developments, require parks within a 5-minute walk from every residence, where possible (1/4 mile, or 1,320 feet).
- b. Provide safe walkable routes to parks from surrounding neighborhoods.
- c. Connect neighborhoods to each other and to commercial and recreational areas with trails and sidewalks.
- d. Follow the recommendations in the Parks and Open Space Master Plan & provide updates when necessary.

2. Promote Eagle Mountain as a regional recreation destination.

- a. Provide and/or encourage innovative regionally attractive recreational opportunities.
- b. Actively advertise the City's unique recreational amenities.

3. Provide recreational opportunities for all ages, incomes, and lifestyles.

- a. Continue to expand the OHV and equestrian trail systems throughout the City, creating trailheads and loading/unloading areas.
- b. Pursue opportunities for equestrian trails and facilities. Develop the Historic Pony Express Trail as an equestrian and pedestrian trail system.
- c. Not all parks should have the same elements and facilities. Provide varying amenities/elements in parks throughout the city to make each park fairly unique.

4. Provide sufficient parks for the population.

- a. Identify and obtain land for a regional park in the Ranches area.
- b. Review and update park improvement requirements as needed.
- c. Follow recommendations for growth and phasing in the Parks and Open Space Master Plan.
- d. Encourage the dedication of larger land parcels for community and regional parks.
- e. Parks and trail systems that are dedicated to the City should be commonly accessible to the general public and not reserved specifically to residents of a particular neighborhood.
- f. Where possible, work together with the Alpine School District to locate parks adjacent to schools to increase overall park size and park use.

- g. Require improvement of parks and open space in the first stages of a neighborhood's development.

5. Improve parks & facilities that are significant to the recreation program or city events.

- a. Focus efforts and funds on expanding and improving fields and amenities in Mid-Valley Park.
- b. Improve and upgrade the SilverLake Amphitheater and surrounding parking.
- c. Continue to expand the recreational elements in Pony Express Regional Park.
- d. Build and expand upon a permanent Rodeo facility, if feasible.
- e. Continue to upgrade and promote the bike park.
- f. Find a way to provide a recreation center for residents.

6. Provide attractive parks and open spaces that minimize maintenance costs and are unique to Eagle Mountain.

- a. Be willing to spend a little extra money to build creative play structures, where possible. Encourage developers to be creative with their amenities.
- b. Irrigate wildflowers & native seed mixes, where planted.
- c. Provide an appropriate mix of grass and water-wise landscaping.
- d. Landscape large detention and retention basins with grass, where possible, so they become useable recreation fields.
- e. Maintain fairly consistent, water-wise landscaping in medians and park strips on the collector and arterial roads. Minimize the use of evergreens or pines in the medians.
- f. Remain open to the possibility of using fake grass or turf, if feasible, specifically in the medians, subdivision entryways, or areas that are difficult to maintain and water.

7. Prohibit development of property where ecological hazards exist and encourage instead that it is preserved as open space.

- a. Adopt ordinances to restrict development on lands constrained by ecological hazards to protect the public's health, safety, and welfare.
- b. Limit development on hillsides and steep slopes.
- c. Require detailed drainage plans for subdivision submittals in order to eliminate flooding caused by drainage from open space.

CHAPTER 6- OPEN SPACE & PARKS

Open space is a valuable asset to any community. It offers recreational opportunities to the public while preserving and enhancing the natural environment. Open space should be welcomed by both City and developer. It should occupy prominent places within a community so that it may be enjoyed by a larger segment of the population, instead of being relegated to inaccessible surplus land that remains after buildings have been sited.

This Chapter focuses on the City's open space, with special consideration given to parks. It identifies various types or classes of open space and park development. Chapter 8- Trails also contains information relevant to open space issues, plans and policies.

Map 6, *Open Space & Parks* identifies the possible locations of the City's historic open spaces, ecological open spaces, public lands, nature parks, regional parks and community parks.

OPEN SPACE LAYOUT & DESIGN

Layout and design are important components of functional and comprehensive open spaces and park networks. Functional open spaces are those that serve some type of recreational, cultural, or historic purpose. When designed properly, these networks are valuable additions to a community. As these networks are created the quantity, quality and cost of the land is important.

Large quantities of open space require several ongoing expenditures, including labor, equipment and the cost of irrigation. With limited resources, it is difficult for

Eagle Mountain City to maintain vast quantities of developed open space, especially if the parcel configuration is small and includes isolated tracts of land. A conscientious effort should be made to develop open spaces with these considerations in mind.

In general, larger parcels of open space are more valuable to a community because they provide a wider variety of recreational opportunities. They also serve as destinations within the community and can be connected by a trail system.

PLAN. It is the City's intention to promote functional and comprehensive open space networks through efficient layout and design. The city will also treat developers and landowners fairly when determining required exactions with a clear nexus between the exaction and the benefit to residents. The City has determined that there is a conceptual nexus between the number of units served by a park and its acreage.

POLICIES. The following policies for open space layout and design are consistent with the City's goals:

- **REQUIRED PERCENTAGES.** That the City adopts ordinances regarding minimum requirements for the percentage of open space that must be included in a development.
- **FUNCTIONAL.** That dedicated open space is functional and provides recreational opportunities whenever possible.
- **CONNECTIVITY.** That open space networks are connected by a trail system or other natural corridors.
- **ACCESSIBILITY.** That open space dedicated to the City is commonly accessible to the general public and not reserved specifically to residents of a particular neighborhood.
- **LARGE PARCELS.** That the City encourages the dedication of larger

- land parcels for open space.
- *VARIETY DEVELOPMENT.* That a wide variety of developed open space types- from tot lots and ball fields to courtyards, plazas and community gardens- is distributed throughout neighborhoods.

ECOLOGICAL OPEN SPACE

Ecological open spaces can be natural landforms and features such as steep slopes, geologic faults, landslides, significant ridges, natural drainages, washes and alluvial fans.

Building on properties that contain these landforms and features poses a hazard to the community. Local government is delegated the power to protect the public's health, safety and welfare. Accordingly, structures should not be built on property that is constrained by ecological hazards; rather, the land should usually remain undisturbed. At the election of the property owner, this land could then be dedicated as open space and remain undeveloped.

Map 6, *Open Space & Parks* identifies some of the City's lands that are constrained with ecological hazards. More information regarding development on ecologically sensitive lands is discussed in greater detail in Chapter 8- Environment.

PLAN. It is the City's intention to prohibit the development of property where ecological hazards exist and encourage instead that it is converted to public open space.

POLICIES. The following policies for ecological open space are consistent with the City's goals:

- *CONSTRAINED LANDS.* That the City adopts ordinances to restrict development on lands constrained by ecological hazards to protect the public's health, safety and welfare.

HISTORIC OPEN SPACE

The major historic sites in Eagle Mountain are the Dugout Pony Express Station and Pony Express Trail/Overland Stage Trail Corridor. Map 6, *Open Space & Parks* identifies the location of these sites. Over time the City hopes to secure funds to construct historic markers to explain the national historic significance of these sites.

PLAN. It is the intent of the City to preserve and enhance its historic public open spaces.

POLICIES. The following policies for historic open space are consistent with the City's goals:

- *DUGOUT STATION PRESERVATION.* That historic markers are constructed to identify and describe the historic significance of the station site, well site, and dugout site associated with the Dugout Pony Express Station.
- *PONY EXPRESS/OVERLAND STAGE CORRIDOR PRESERVATION.* That an open space corridor be preserved for the Pony Express/Overland Stage Trail.
- *CAPITAL FACILITY PLAN AMENDMENT.* That the Capital Facility Plan includes a reimbursement for the preservation of historic open space sites.

STATE & FEDERAL PUBLIC LANDS

A large quantity of public open space exists within and in close proximity to the City's limits that is owned and managed by either the State of Utah or the Federal Government. Section 10-9a-304 of the Utah Code states that unless otherwise provided by law, the Planning Commission and City Council do not have jurisdiction over properties owned by the State of Utah or the United States government. Access to these

lands, however, should be preserved so that the residents of Eagle Mountain may continue to enjoy use of them. The Bureau of Land Management (BLM) and School and Institutional Trust Lands (SITLA) both have large land holdings within the City and their respective policies toward development are explained below.

BUREAU OF LAND MANGEMENT. The BLM's policy permits the sale or exchange of lands that have a limited or diminishing ability to fulfill its mission; thus it should not be assumed these lands would remain in their current state forever.

SCHOOL INSTITUTIONAL TRUST LANDS ADMINISTRATION. SITLA has a similar policy of selling or developing lands and does so with parcels close to growing areas. SITLA has already pursued development on two parcels within the City's limits, but all other parcels are currently thought to have limited development potential. Through the master development plan process SITLA has assisted Eagle Mountain with green space and trail dedication.

PLAN. It is the City's intention to assist in facilitating public use of lands owned by Federal and State agencies within the City. The City will assist these agencies as needed.

POLICIES. The following policies for State & Federal public lands are consistent with the City's goals:

- *COOPERATION.* That Eagle Mountain cooperates with State and Federal agencies that manage public lands within the City's limits.
- *TRAILHEADS.* That access to public lands is secured through the creation of trailheads as adjacent properties are developed.

NATURE PARKS

Nature parks serve the public by providing opportunities for viewing wildlife, studying nature and enjoying recreational activities such as picnicking, hiking, and mountain biking. In general, nature parks are to remain unaltered by human activity, but minimum improvements such as trails and picnicking areas can be allowed.

PLAN. It is the City's intention to encourage the creation and preservation of nature parks throughout the City.

POLICIES. The following policies for nature parks are consistent with the City's goals:

- *MINIMAL IMPROVEMENTS.* That nature parks remain generally unimproved.
- *PONY EXPRESS/OVERLAND STAGE TRAIL.* That the Pony Express/Overland Stage Corridor is dedicated as a large linear nature park.
- *THE RANCHES FOOTHILLS.* That the foothills in The Ranches development are recommended for dedication as a natural park and connected by a trail system.

REGIONAL PARKS

Regional parks are intended to serve all the residents of Eagle Mountain City without preference to any specific neighborhood or planning area. Regional parks are usually no less than 20 acres in size, or they can be constructed in the form of a community recreation facility. They focus on a full range of passive and active recreational events that may not generally be provided by smaller locally-oriented neighborhood parks. Regional parks may provide group picnicking pavilions, swimming pools, community/recreation centers, baseball diamonds, softball complexes, skate parks, tennis facilities or other major features. Regional parks may include any

combination of amenities also found in community or neighborhood parks.

Funding is a considerable challenge when dealing with regional parks. The land must be acquired and water rights secured. It would be to the City's advantage to acquire land and water rights now while they are relatively inexpensive (compared to more urban areas). Utah law allows cities to assess impact fees for the provision of parks, open space, and trails¹. The City's adopted Capital Facility Plan outlines these fees.

Three areas have been initially identified as good locations for future regional parks. Map 7, *Regional Parks and Trails* identifies these areas. These and other areas can be converted to parks as funding permits.

PLAN. It is the intent of the City to encourage development of regional parks, as well as to seek land and water rights for future park use.

POLICIES. The following policies for regional parks are consistent with the City's goals:

- **BONUS DENSITY.** That the Planning Commission and City Council consider granting bonus densities for developments that contribute in kind donations or funds toward the completion of the regional parks.
- **LAND & WATER ACQUISITIONS.** That the City pursues an aggressive land and water acquisition program to secure properties while these commodities are relatively inexpensive.

COMMUNITY PARKS

Community Parks are typically intended to serve a specific segment of the community, usually residents within a defined master

development. These parks are generally 10 to 20 acres in size and may include many similar improvements found in regional parks but at a smaller, less intensive scale. Specifically, picnic pavilions, playground areas, tennis courts, volleyball courts, basketball courts and ball diamonds may be included. Locations for community parks have already been identified in Smith Ranch and Silver Lake.

PLAN. It is the intent of the City to encourage development of community parks.

POLICIES. The following policies for community parks are consistent with the City's goals:

- **REQUIRED IMPROVEMENTS.** That community parks are required improvements of master development plans to be dedicated to and maintained by the City. Developers may not be eligible for reimbursement for improvement costs.
- **COMMUNITY PARK LOCATIONS.** That community parks are located adjacent to High School, Junior High School and Elementary School grounds to increase overall park size when possible.

NEIGHBORHOOD PARKS

Neighborhood parks are smaller parks that provide for the immediate needs of a residential area. They are usually 3 to 5 acres in size and may include individual picnic tables and small group picnicking pavilions, playground areas and recreational green space.

In higher density neighborhoods there is little room for residents to recreate on their own property. The neighborhood park satisfies the immediate recreational needs of the residents by placing a recreational area within close proximity. In large lot

¹ *Utah Code Annotated, Title 11, Chapter 35, Pt. 1.*

subdivisions the need for neighborhood parks is diminished by large private yards available for recreation. The locations of neighborhood parks should be coordinated so that a more efficient park network may exist on a larger scale. They are even more effective if connected to other parks by a trail network.

PLAN. It is the intent of the City to encourage development of neighborhood parks.

POLICIES. The following policies for neighborhood parks are consistent with the City's goals:

- *REQUIRED IMPROVEMENTS.* That neighborhood parks are required improvements for dense residential neighborhoods. Developers may not be eligible for reimbursement for improvement costs.
- *NEIGHBORHOOD PARK LOCATION.* That neighborhood parks are located adjacent to High School, Junior High School and Elementary School grounds to increase overall park size when possible.
- *FEE IN LIEU.* That the City has the ability to collect fee in lieu of park construction and reserve those funds for future park development.



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

NOVEMBER 12, 2013

Project: **Clearview Ranch Phase A Final Plats 1 & 2**
Applicant: Stephen Sowby
Request: Recommendation of Approval to the City Council for Final Plats 1 & 2
Type of Action: Action Item

PROPOSAL

The Planning Commission approved the Clearview Ranch Phase A Preliminary Plat, including 54 lots on 38.74 acres, on September 24, with the following conditions of approval:

- 1) A revised water model for the entire subdivision is required that demonstrates the effect to existing residents.
- 2) A stream alteration permit from the State is required for changes to West Wash.
- 3) Include a split rail fence (3 rail) on the south side of the 1.10-acre park.
- 4) A left-turn lane is required on SR-73 with this phase and all other UDOT requirements must be followed.
- 5) The parks must follow current City Code, which will be determined by City staff.
- 6) Allow the adjustment of the storm drain pipe locations to be worked out with the City Engineer.

The two proposed final plats are simply two phases of the approved preliminary plat. The following are the tabulations for both plats:

Plat 1

TOTAL ACREAGE = 19.4063 ACRES
TOTAL ACREAGE IN LOTS = 13.7165 ACRES
UNIMPROVED OPEN SPACE = 0.59 ACRES = SD POND
IMPROVED OPEN SPACE = 1.10 ACRES = PARKS
AVERAGE LOT SIZE = 0.508 ACRES = 22,129 SF
LARGEST LOT SIZE = LOT 2 = 23,572 SF
SMALLEST LOT SIZE = LOTS 41 = 21,780 SF
OVERALL DENSITY = 1.39 DU/AC
TOTAL NUMBER OF LOTS = 27

Plat 2

TOTAL ACREAGE = 19.3298 ACRES
TOTAL ACREAGE IN LOTS = 14.1097 ACRES
UNIMPROVED OPEN SPACE = 1.19 ACRES = SD CHANNEL
IMPROVED OPEN SPACE = 0.48 ACRES = PARKS
AVERAGE LOT SIZE = 0.523 ACRES = 22,764 SF
LARGEST LOT SIZE = LOT 21 = 31,745 SF
SMALLEST LOT SIZE = LOTS 24, 30, & 44 = 21,780 SF
OVERALL DENSITY = 1.40 DU/AC
TOTAL NUMBER OF LOTS = 27

Surrounding properties

North & West – Future phases of Clearview Estates, vacant property

East – North Ranch neighborhood

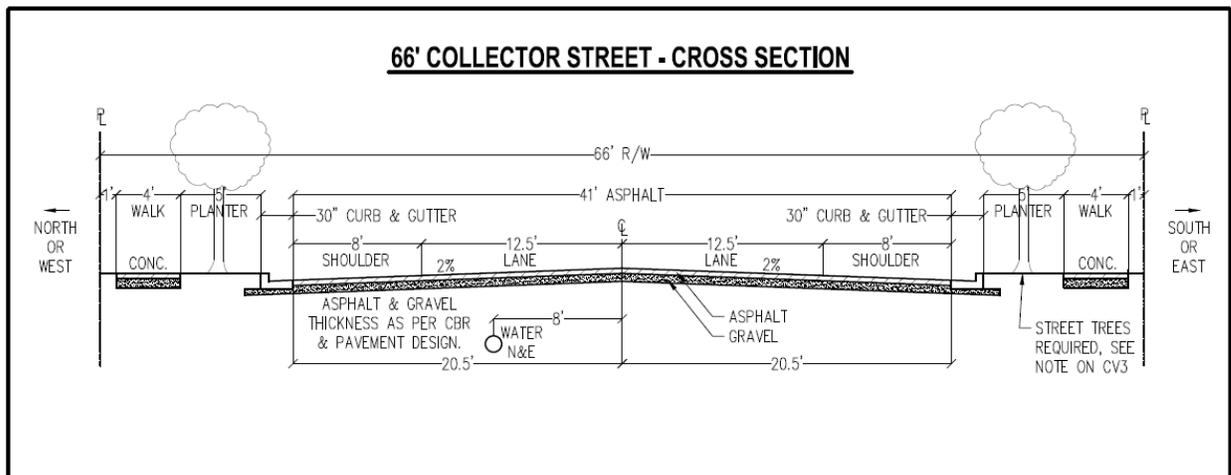
South – SR73 and Sage Valley

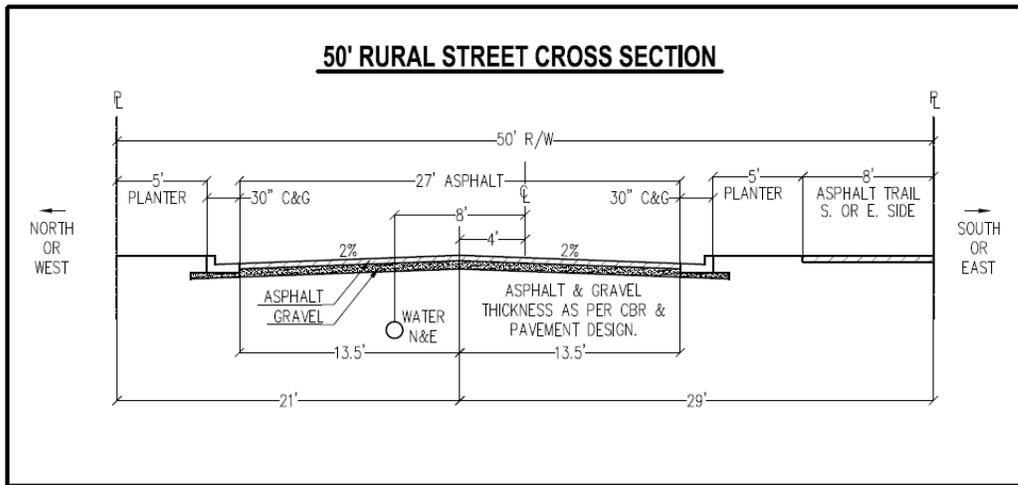
Noteworthy Items

- **Water System.** A report was submitted by the applicant that shows that the City cannot currently supply this subdivision adequately with water. More information and study is needed on the issue, and the applicant will work with the City Engineer to come up with a solution. The Commission may either table the item until this can be resolved, deny it, or recommend approval of the plats with a condition of approval that does not allow the plats to be placed on a City Council agenda for approval until the applicant can demonstrate that there is adequate water for this project.
- **SR-73.** The applicant has submitted plans to the City and to UDOT that include the widening of SR73 to allow for right-turn deceleration lanes and left-turn deceleration lanes, as required by the Planning Commission.



- **Roads.** 8000 North Street will be a 66-foot wide collector road, and all lots fronting onto that street are required to have a circular drive or must be designed for forward motion out of the driveway. The following are the cross-sections of the streets in the project:





- **Parks, Open Space.** The two parks have been revised to meet the required point totals for amenities, as shown on the submitted landscaping plans. Each City park must be completed prior to 50% of the building permits being issued in the respective plat. The parks will be included in the subdivision bonds as well. A split rail fence will be provided at the parks as shown on the plan as well, to separate the parks from SR-73 and from the wash/gulley. The entryway monuments shown on the plan must be improved along with the 1.10-acre park, prior to 50% of the building permits are issued.
- **Dry Utilities.** Off-site utility improvements are required along SR73 from the east side of North Ranch across the project's frontage.
- **Septic Tank Approvals.** Each lot will be required to submit a septic tank approval letter from the County Health Department prior to obtaining a building permit. The lots have already been pre-tested and received feasibility clearance from the Health Department.
- **Community Improvements.** \$2,000 per acre of buildable land is required in a community improvement escrow fund for the project at plat recordation. Plat 1 Total = \$38,813; Plat 2 Total = \$38,660.
- **Water Rights.** The applicant will be using water rights for this project that have been banked with the City.

RECOMMENDATION SECTION

The Planning Commission may choose to table the item until specific issues are resolved, deny the item with specific findings of fact, or recommend approval of the item to the City Council.

If the Planning Commission chooses to recommend approval of this project to the City Council, the following are possible conditions of approval:

- 1) The plats may not be added to the City Council's agenda for approval until the applicant can demonstrate to the City Engineer's satisfaction that adequate water can be provided to these developments.
- 2) If required by the State, a copy of an approved stream alteration permit for changes to the West Wash must be submitted.
- 3) The SR-73 road widening improvements must be completed along with the infrastructure for the applicable plat, prior to receiving building permits.
- 4) Comply with the City Engineer's redline comments on the construction drawings and plats.

Recommended Motion

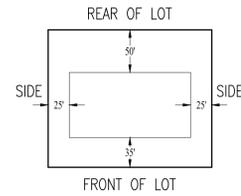
If the Planning Commission chooses to approve the proposed Clearview Ranch Phase A Final Plats 1 & 2 Plat, the following is a recommended motion provided for the benefit of the Planning Commission and may be read or referenced when making a motion.

I move that the Planning Commission approve the Clearview Ranch Phase A final plats 1 and 2 with the conditions listed in the staff report (or with the following changes...).

ATTACHMENTS: Proposed Final Plats 1 & 2, Landscape plans, SR73 access plan

TYPICAL SETBACKS

(UNLESS OTHERWISE SHOWN ON LOT 127)

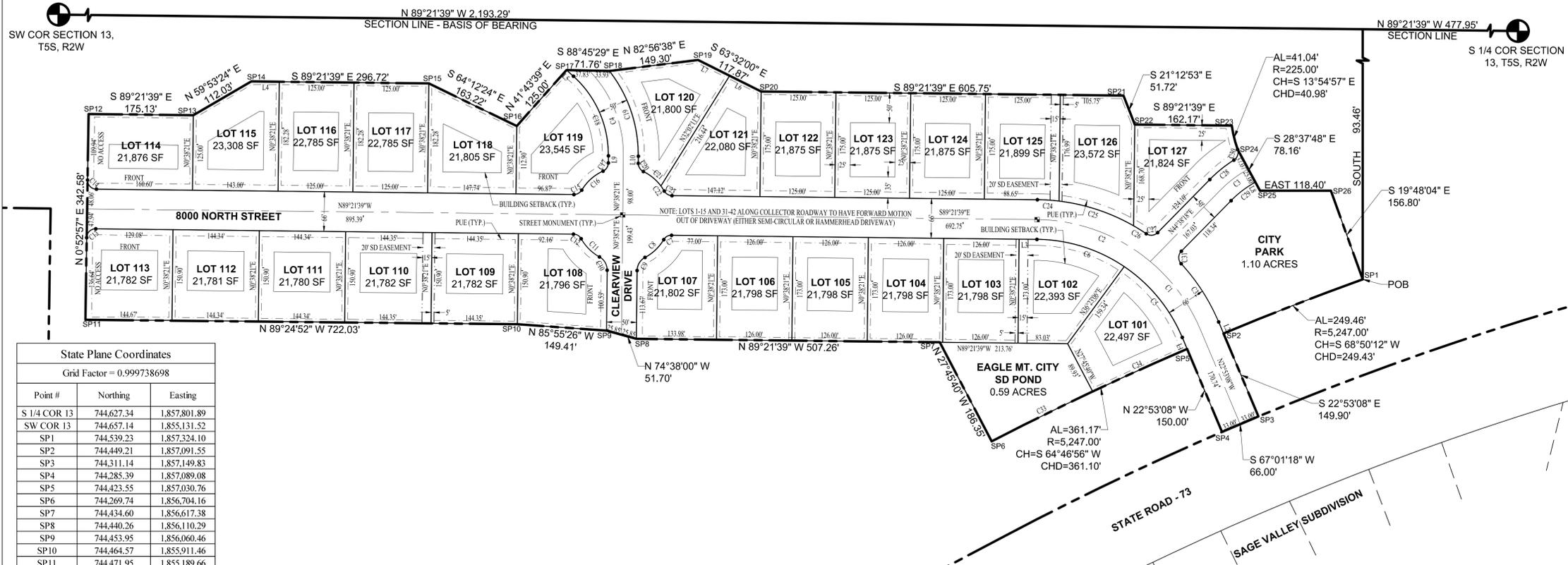


Line #	Length	Direction
L1	20.74'	S22° 53' 08" E
L2	20.74'	N22° 53' 08" W
L3	29.77'	S89° 21' 39" E
L4	46.72'	N89° 21' 39" W
L5	15.54'	N48° 16' 21" W
L6	58.93'	S63° 32' 00" E
L7	58.93'	S63° 32' 00" E
L8	16.09'	S28° 37' 48" E
L9	11.84'	N0° 38' 21" E
L10	11.84'	N0° 38' 21" E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	142.53'	300.00'	27°13'14"	141.19'	N36° 29' 45" W
C2	205.54'	300.00'	39°15'16"	201.54'	N69° 44' 00" W
C3	58.41'	200.00'	16°43'55"	58.20'	S53° 00' 15" W
C4	157.49'	200.00'	45°07'04"	153.45'	N21° 55' 11" W
C5	154.89'	267.00'	33°14'15"	152.73'	N39° 30' 16" W
C6	154.89'	267.00'	33°14'15"	152.73'	N72° 44' 31" W
C7	15.62'	15.00'	59°39'04"	14.92'	S60° 08' 49" W
C8	43.58'	80.00'	31°12'51"	43.05'	N46° 35' 43" E
C9	26.86'	25.00'	61°33'47"	25.59'	S31° 25' 15" W
C10	26.86'	25.00'	61°33'47"	25.59'	N30° 08' 32" W
C11	43.58'	80.00'	31°12'51"	43.05'	S45° 19' 00" E
C12	15.62'	15.00'	59°39'04"	14.92'	N59° 32' 06" W

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C13	23.50'	15.00'	89°45'25"	21.17'	S45° 45' 39" W
C14	23.63'	15.00'	90°14'35"	21.26'	S44° 14' 21" E
C15	15.62'	15.00'	59°39'04"	14.92'	N60° 48' 49" E
C16	48.52'	80.00'	34°45'00"	47.78'	S48° 21' 47" W
C17	17.04'	15.00'	65°05'56"	16.14'	N33° 11' 19" E
C18	149.39'	175.00'	48°54'43"	144.90'	N23° 49' 00" W
C19	152.84'	225.00'	38°55'15"	149.92'	N18° 49' 16" W
C20	17.04'	15.00'	65°05'56"	16.14'	S31° 54' 37" E
C21	38.25'	80.00'	27°23'45"	37.89'	N50° 45' 42" W
C22	10.27'	80.00'	7°21'15"	10.26'	N33° 23' 12" W
C23	15.62'	15.00'	59°39'04"	14.92'	S59° 32' 06" E
C24	36.42'	333.00'	6°16'02"	36.41'	N86° 13' 38" W

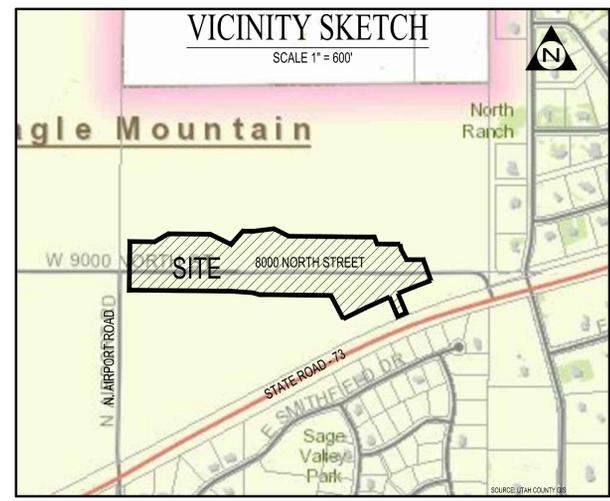
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C25	132.02'	333.00'	22°42'55"	131.16'	N71° 44' 10" W
C26	24.89'	333.00'	4°16'59"	24.89'	N58° 14' 13" W
C27	20.75'	15.00'	79°15'59"	19.14'	N84° 16' 17" E
C28	51.83'	225.00'	13°11'52"	51.71'	S51° 14' 13" W
C29	51.10'	175.00'	16°43'55"	50.92'	S53° 00' 15" W
C30	20.15'	15.00'	76°58'36"	18.67'	N19° 20' 51" E
C31	22.91'	15.00'	87°29'56"	20.75'	S0° 53' 20" W
C32	116.09'	333.00'	19°58'30"	115.51'	N32° 52' 23" W
C33	188.12'	5247.00'	2°03'15"	188.11'	S63° 50' 14" W
C34	173.05'	5247.00'	1°53'23"	173.04'	S65° 48' 33" W



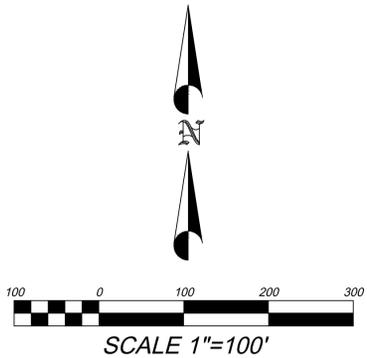
Point #	Northing	Easting
S 1/4 COR 13	744.627.34	1.857.801.89
SW COR 13	744.657.14	1.855.131.52
SP1	744.539.23	1.857.324.10
SP2	744.449.21	1.857.091.55
SP3	744.311.14	1.857.149.83
SP4	744.285.39	1.857.089.08
SP5	744.423.55	1.857.030.76
SP6	744.269.74	1.856.704.16
SP7	744.434.60	1.856.617.38
SP8	744.440.26	1.856.110.29
SP9	744.453.95	1.856.060.46
SP10	744.464.57	1.855.911.46
SP11	744.471.95	1.855.189.66
SP12	744.814.40	1.855.194.93
SP13	744.812.44	1.855.370.00
SP14	744.868.63	1.855.466.89
SP15	744.865.32	1.855.763.52
SP16	744.794.32	1.855.910.43
SP17	744.887.58	1.855.993.61
SP18	744.886.03	1.856.065.33
SP19	744.904.36	1.856.213.46
SP20	744.851.85	1.856.318.95
SP21	744.845.09	1.856.924.50
SP22	744.796.89	1.856.943.21
SP23	744.795.08	1.857.105.33
SP24	744.755.31	1.857.115.18
SP25	744.686.72	1.857.152.63
SP26	744.686.72	1.857.271.00

NOTES

- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
- ALL DRIVEWAYS TO BE A MINIMUM 22 FEET LONG.
- 12% MAX SLOPE ON ALL DRIVEWAYS. SEE EAGLE MOUNTAIN BUILDING DEPT. FOR STANDARDS.
- ALL LOTS REQUIRE THAT THE BUILDER SUBMIT A PLOT GRADING PLAN TO EAGLE MOUNTAIN BUILDING DEPT. FOR APPROVAL PRIOR TO CONSTRUCTION TO SHOW THAT ALL STORM RUNOFF IS BEING CONTROLLED, TO SHOW ANY RETAINING WALLS THAT MAY BE NEEDED, AND TO SHOW GENERAL CONFORMITY TO GRADING STANDARDS.



NOTE: SEPTIC TANKS AND DRAINFIELDS ARE TO BE USED FOR ALL LOTS ON THIS PLAT FOR SEWAGE DISPOSAL FOR INDIVIDUAL HOMES. LOTS HAVE BEEN PRE-TESTED AND RECEIVED A FEASIBILITY CLEARANCE FROM THE UTAH COUNTY HEALTH DEPARTMENT. EACH INDIVIDUAL LOT OWNER OR HOME OWNER IS RESPONSIBLE FOR FINAL PERCOLATION TEST AND SOIL EXPLORATION LOG AND APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A RESIDENTIAL BUILDING PERMIT.



APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.
 CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°21'39" West 477.95 feet along the Section Line and South 93.46 feet from the South 1/4 Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, to the point of beginning; thence on a non-tangent curve to the left having a radius of 5247.00 feet and a length of 249.46 feet, chord of said curve bears South 68° 50' 12" West 249.43 feet; thence South 22° 53' 08" East 149.90 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 67°01'18" West 66.00 feet; thence North 22° 53' 08" W 150.00 feet; thence on a non-tangent curve to the left having a radius of 5,247.00 feet and a length of 361.17 feet, chord of said curve bears South 64° 46' 56" West 361.10 feet; thence North 27° 45' 40" West 186.35 feet; thence North 89° 21' 39" West 507.26 feet; thence North 74° 38' 00" West 51.70 feet; thence North 85° 55' 26" West 149.41 feet; thence North 89° 24' 52" West 722.03 feet; thence North 00° 52' 57" East 342.58 feet; thence South 89° 21' 39" East 175.13 feet; thence South 59° 53' 24" East 112.03 feet; thence South 89° 21' 39" East 296.72 feet; thence North 64° 12' 24" East 163.22 feet; thence North 41° 43' 39" East 125.00 feet; thence South 88° 45' 29" East 71.76 feet; thence North 82° 56' 38" East 149.30 feet; thence South 63° 32' 00" East 117.87 feet; thence South 89° 21' 39" East 605.75 feet; thence South 21° 12' 53" East 51.72 feet; thence South 89° 21' 39" East 162.17 feet; thence on a non-tangent curve to the left having a radius of 225.00 feet and a length of 41.04 feet, chord of said curve bears South 13°54'57" East 40.98 feet; thence South 28° 37' 48" East 78.16 feet; thence East 118.40 feet; thence South 19° 48' 04" East 156.80 feet to the point of beginning. Containing 845,339 Square Feet or 19.4063 Acres

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE CITY OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE CITY OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.
 GENESIS DEVELOPMENT, LLC
 PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____
 PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

THE ACCEPTANCE BY LEGISLATIVE BODY

CITY COUNCIL _____ OF _____ EAGLE MOUNTAIN 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 _____, A.D. 20____.

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PRELIMINARY PHASE A, FINAL PLAT "1" CLEARVIEW RANCH

SUBDIVISION IN EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEALS	NOTARY PUBLIC SEALS	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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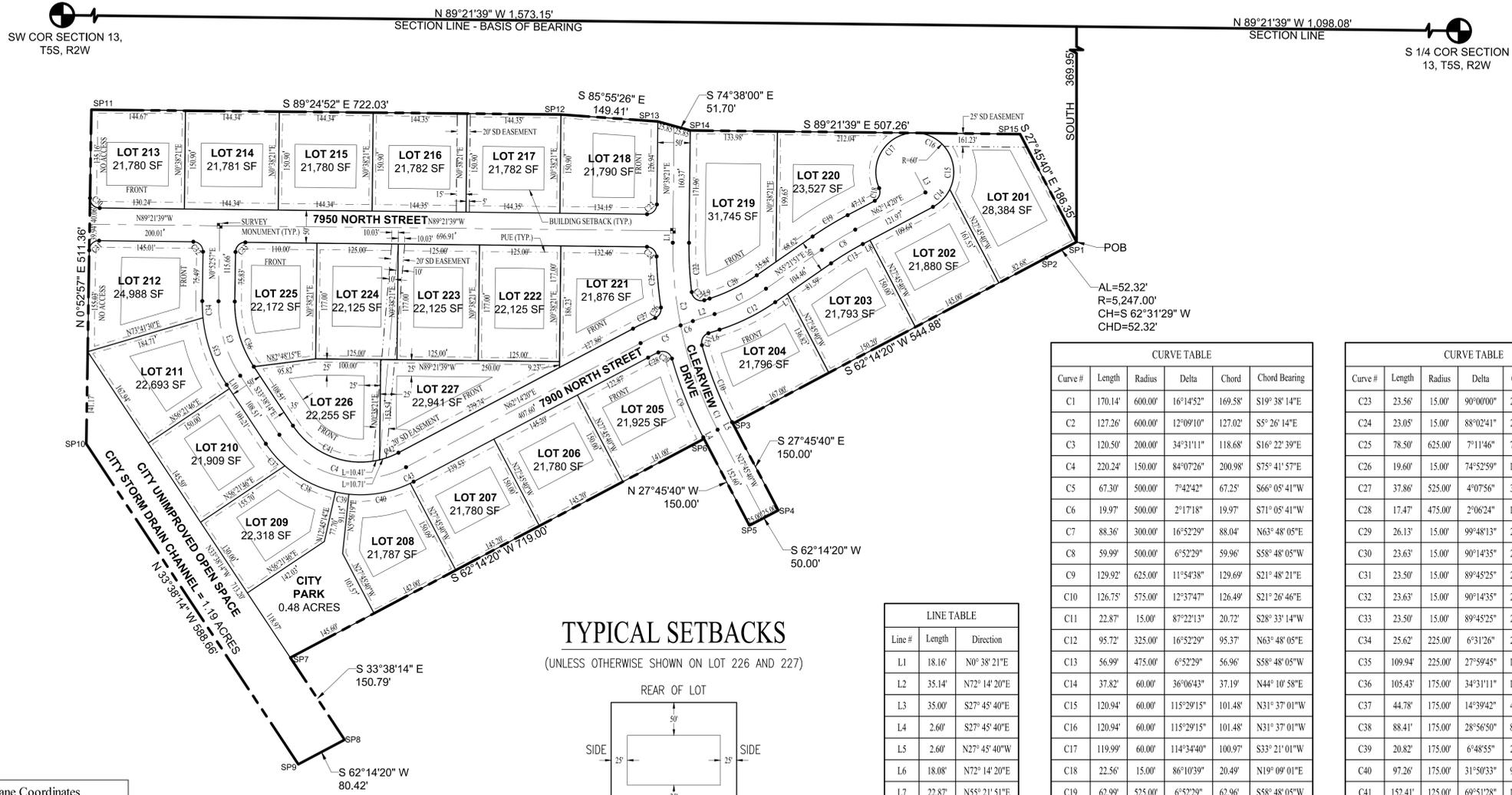
TABULATIONS

TOTAL ACREAGE = 19.4063 ACRES
 TOTAL ACREAGE IN LOTS = 13.7165 ACRES
 UNIMPROVED OPEN SPACE = 0.59 ACRES = SD POND
 IMPROVED OPEN SPACE = 1.10 ACRES = PARKS
 AVERAGE LOT SIZE = 0.508 ACRES = 22,129 SF
 LARGEST LOT SIZE = LOT 2 = 23,572 SF
 SMALLEST LOT SIZE = LOTS 41 = 21,780 SF
 OVERALL DENSITY = 1.39 DU/AC
 TOTAL NUMBER OF LOTS = 27

SURVEYOR

DAVID V. THOMAS
 491 NORTH 450 WEST
 OREM, UT 84057
 (801) 224-7308

1 NOV 2013

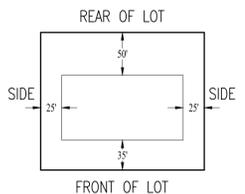


SW COR SECTION 13,
T5S, R2W

S 1/4 COR SECTION
13, T5S, R2W

TYPICAL SETBACKS

(UNLESS OTHERWISE SHOWN ON LOT 226 AND 227)



Line #	Length	Direction
L1	18.16'	N0° 38' 21"E
L2	35.14'	N72° 14' 20"E
L3	35.00'	S27° 45' 40"E
L4	2.60'	S27° 45' 40"E
L5	2.60'	N27° 45' 40"W
L6	18.08'	N72° 14' 20"E
L7	22.87'	N55° 21' 51"E
L8	12.34'	N62° 14' 20"E
L9	8.60'	S72° 14' 20"W
L10	7.30'	S33° 38' 14"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	170.14'	600.00'	16°14'52"	169.58'	S19° 38' 14"E
C2	127.26'	600.00'	12°09'10"	127.02'	S5° 26' 14"E
C3	120.50'	200.00'	34°31'11"	118.68'	S16° 22' 39"E
C4	220.24'	150.00'	84°07'26"	200.98'	S75° 41' 57"E
C5	67.30'	500.00'	7°42'42"	67.25'	S66° 05' 41"W
C6	19.97'	500.00'	2°17'18"	19.97'	S71° 05' 41"W
C7	88.36'	300.00'	16°52'29"	88.04'	N63° 48' 05"E
C8	59.99'	500.00'	6°52'29"	59.96'	S58° 48' 05"W
C9	129.92'	625.00'	11°54'38"	129.69'	S21° 48' 21"E
C10	126.75'	575.00'	12°37'47"	126.49'	S21° 26' 46"E
C11	22.87'	15.00'	87°22'13"	20.72'	S28° 33' 14"W
C12	95.72'	325.00'	16°52'29"	95.37'	N63° 48' 05"E
C13	56.99'	475.00'	6°52'29"	56.96'	S58° 48' 05"W
C14	37.82'	60.00'	36°06'43"	37.19'	N44° 10' 58"E
C15	120.94'	60.00'	115°29'15"	101.48'	N31° 37' 01"W
C16	120.94'	60.00'	115°29'15"	101.48'	N31° 37' 01"W
C17	119.99'	60.00'	114°34'40"	100.97'	S33° 21' 01"W
C18	22.56'	15.00'	86°10'39"	20.49'	N19° 09' 01"E
C19	62.99'	525.00'	6°52'29"	62.96'	S58° 48' 05"W
C20	80.99'	275.00'	16°52'29"	80.70'	N63° 48' 05"E
C21	26.41'	15.00'	100°52'45"	23.13'	S57° 19' 17"E
C22	75.48'	575.00'	7°31'16"	75.43'	S3° 07' 17"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C23	23.56'	15.00'	90°00'00"	21.21'	N45° 38' 21"E
C24	23.05'	15.00'	88°02'41"	20.85'	N45° 20' 18"W
C25	78.50'	625.00'	7°11'46"	78.45'	S4° 54' 50"E
C26	19.60'	15.00'	74°52'59"	18.24'	N28° 55' 46"E
C27	37.86'	525.00'	4°07'56"	37.86'	S64° 18' 18"W
C28	17.47'	475.00'	2°06'24"	17.46'	S63° 17' 32"W
C29	26.13'	15.00'	99°48'13"	22.95'	N65° 45' 09"W
C30	23.63'	15.00'	90°14'35"	21.26'	S44° 14' 21"E
C31	23.50'	15.00'	89°45'25"	21.17'	S45° 45' 39"W
C32	23.63'	15.00'	90°14'35"	21.26'	N44° 14' 21"W
C33	23.50'	15.00'	89°45'25"	21.17'	S45° 45' 39"W
C34	25.62'	225.00'	6°31'26"	25.61'	S2° 22' 46"E
C35	109.94'	225.00'	27°59'45"	108.85'	S19° 38' 22"E
C36	105.43'	175.00'	34°31'11"	103.85'	S16° 22' 39"E
C37	44.78'	175.00'	14°39'42"	44.66'	S40° 58' 05"E
C38	88.41'	175.00'	28°56'50"	87.48'	S62° 46' 21"E
C39	20.82'	175.00'	6°48'55"	20.80'	S80° 39' 14"E
C40	97.26'	175.00'	31°50'33"	96.01'	N80° 01' 03"E
C41	152.41'	125.00'	69°51'28"	143.14'	S68° 33' 58"E
C42	31.12'	125.00'	14°15'58"	31.04'	N69° 22' 19"E
C43	5.67'	175.00'	1°51'26"	5.67'	N63° 10' 03"E

Point #	Northing	Easting
S 1/4 COR 13	744,627.34	1,857,801.89
SW COR 13	744,657.14	1,855,131.52
SP1	744,269.74	1,856,704.16
SP2	744,245.60	1,856,657.76
SP3	743,991.87	1,856,175.72
SP4	743,859.17	1,856,245.57
SP5	743,835.89	1,856,201.34
SP6	743,968.59	1,856,131.49
SP7	743,633.78	1,855,495.41
SP8	743,508.27	1,855,578.92
SP9	743,470.82	1,855,507.77
SP10	743,960.78	1,855,181.78
SP11	744,471.95	1,855,189.66
SP12	744,464.57	1,855,911.46
SP13	744,453.95	1,856,060.46
SP14	744,440.26	1,856,110.29
SP15	744,434.60	1,856,617.38

NOTES

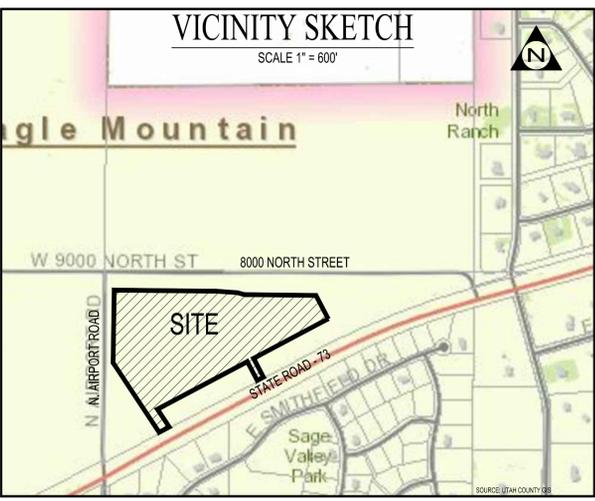
- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
- ALL DRIVEWAYS TO BE A MINIMUM 22 FEET LONG.
- 12% MAX SLOPE ON ALL DRIVEWAYS. SEE EAGLE MOUNTAIN BUILDING DEPT. FOR STANDARDS.
- ALL LOTS REQUIRE THAT THE BUILDER SUBMIT A PLOT GRADING PLAN TO EAGLE MOUNTAIN BUILDING DEPT. FOR APPROVAL PRIOR TO CONSTRUCTION TO SHOW THAT ALL STORM RUNOFF IS BEING CONTROLLED, TO SHOW ANY RETAINING WALLS THAT MAY BE NEEDED, AND TO SHOW GENERAL CONFORMITY TO GRADING STANDARDS.

TABULATIONS

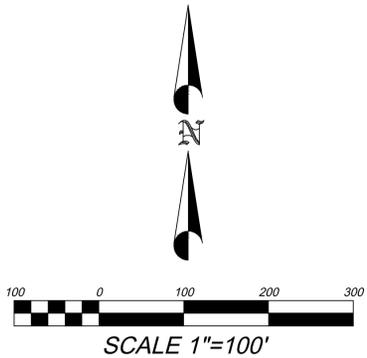
TOTAL ACREAGE = 19.3298 ACRES
 TOTAL ACREAGE IN LOTS = 14.1097 ACRES
 UNIMPROVED OPEN SPACE = 1.19 ACRES = SD CHANNEL
 IMPROVED OPEN SPACE = 0.48 ACRES = PARKS
 AVERAGE LOT SIZE = 0.523 ACRES = 22,764 SF
 LARGEST LOT SIZE = LOT 21 = 31,745 SF
 SMALLEST LOT SIZE = LOTS 24, 30, & 44 = 21,780 SF
 OVERALL DENSITY = 1.40 DU/AC
 TOTAL NUMBER OF LOTS = 27

SURVEYOR

DAVID V. THOMAS
 491 NORTH 450 WEST
 OREM, UT 84057
 (801) 224-7308



NOTE: SEPTIC TANKS AND DRAINFIELDS ARE TO BE USED FOR ALL LOTS ON THIS PLAT FOR SEWAGE DISPOSAL FOR INDIVIDUAL HOMES. LOTS HAVE BEEN PRE-TESTED AND RECEIVED A FEASIBILITY CLEARANCE FROM THE UTAH COUNTY HEALTH DEPARTMENT. EACH INDIVIDUAL LOT OWNER OR HOME OWNER IS RESPONSIBLE FOR FINAL PERCOLATION TEST AND SOIL EXPLORATION LOG AND APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A RESIDENTIAL BUILDING PERMIT.



APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____
 DAY OF _____, A.D., 20____.

 CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°21'39" West 1,098.08 feet along the Section Line and South 369.95 feet from the South 1/4 Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, to the point of beginning; thence on a non-tangent curve to the left having a radius of 5247.00 feet and a length of 52.32 feet, chord of said curve bears South 62° 31' 29" West 52.32 feet; thence South 62° 14' 20" West 544.88 feet; thence South 27° 45' 40" East 150.00 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 62° 14' 20" West 50.00 feet; thence North 27° 45' 40" West 150.00 feet; thence South 62° 14' 20" West 719.00 feet; thence South 33° 38' 14" East 150.79 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 62° 14' 20" West 80.42 feet; thence North 33° 38' 14" East 150.79 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 62° 14' 20" West 80.42 feet; thence South 89° 24' 52" East 722.03 feet; thence South 85° 55' 26" East 149.41 feet; thence South 74° 38' 00" East 51.70 feet; thence South 89° 21' 39" East 507.26 feet; thence South 27° 45' 40" East 186.35 feet to the point of beginning.

Contains 842,008 Square Feet or 19.3298 Acres

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE CITY OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE CITY OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____
 DAY OF _____, A.D. 20____
 GENESIS DEVELOPMENT, LLC
 PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____
 PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

THE ACCEPTANCE BY LEGISLATIVE BODY

CITY COUNCIL _____ OF _____ EAGLE MOUNTAIN 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 _____, A.D. 20____

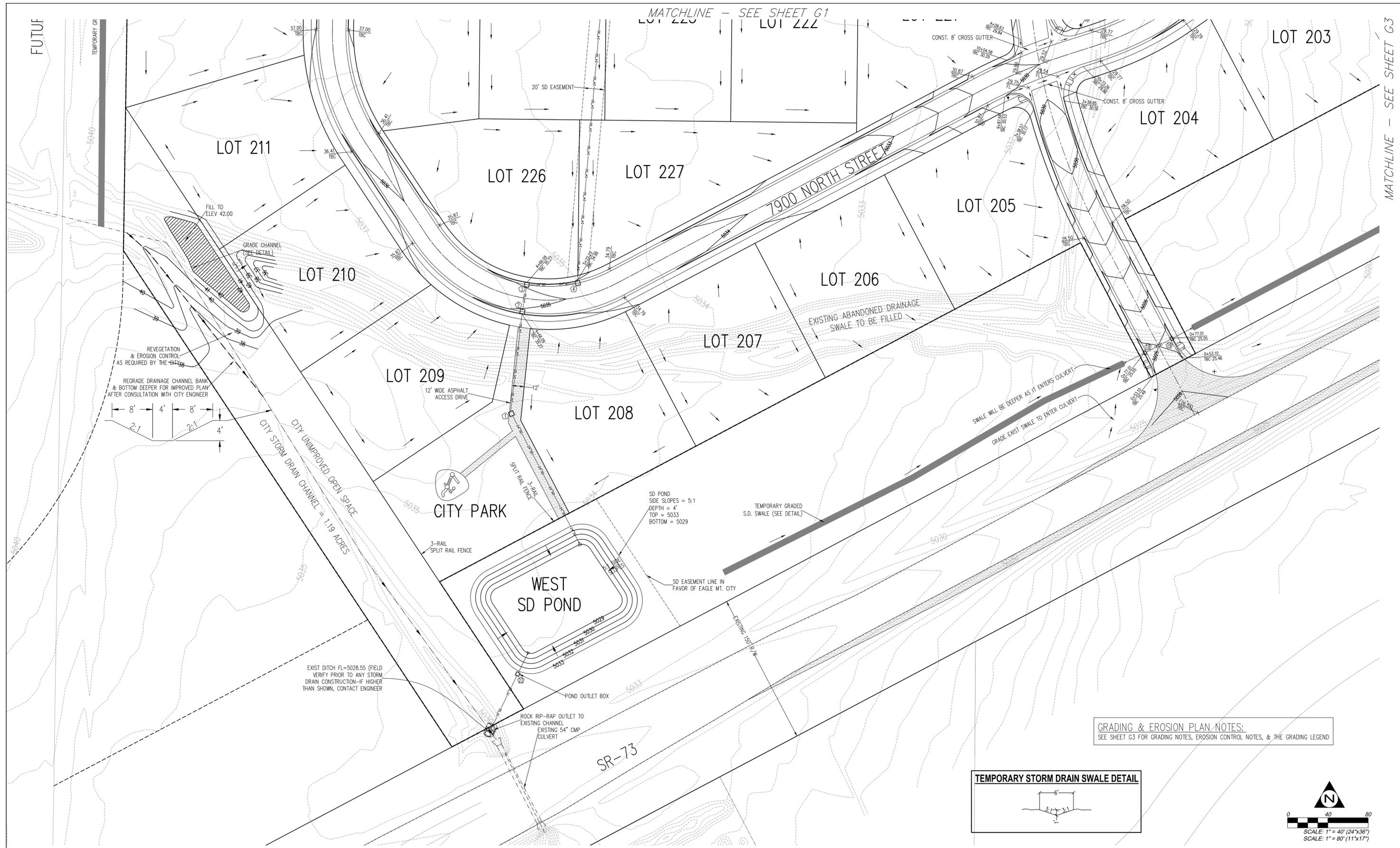
APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PRELIMINARY PHASE A, FINAL PLAT "2"
CLEARVIEW RANCH

SUBDIVISION IN EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEALS	NOTARY PUBLIC SEALS	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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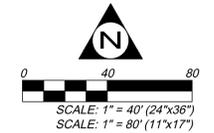
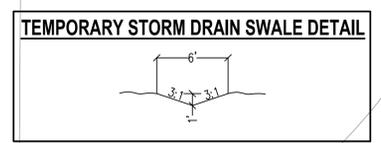
1 NOV 2013



MATCHLINE - SEE SHEET G1
 LOT 225 LOT 222

MATCHLINE - SEE SHEET G3

GRADING & EROSION PLAN NOTES:
 SEE SHEET G3 FOR GRADING NOTES, EROSION CONTROL NOTES, & THE GRADING LEGEND



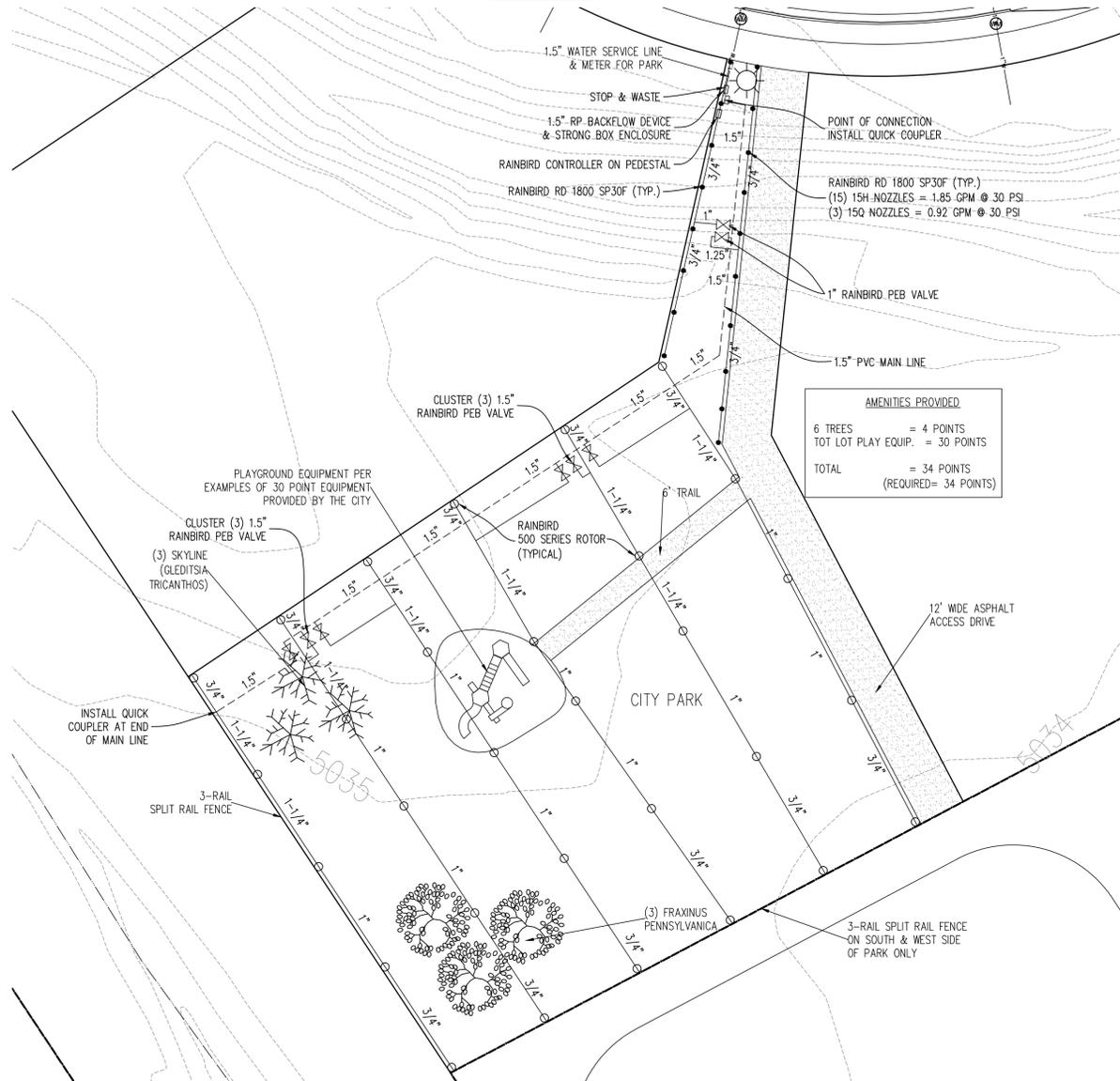
TWIN PEAKS ENGINEERING & DESIGN
 1189 N. 1270 E. AMERICAN FORK, UT 84003
 STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yahoo.com

GENESIS DEVELOPMENT, LLC
 PROPERTY OWNERS

CLEARVIEW RANCH RESIDENTIAL SUBDIVISION - PHASE A- CONST. DRAWINGS

DESIGN BY: SES SCALE: 1"=40' (24"x36") SHEET
 DRAWN BY: GY DATE: 01 NOV 2013 G2

WEST PARK

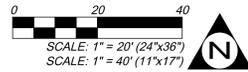


IMPROVED PARK NOTES

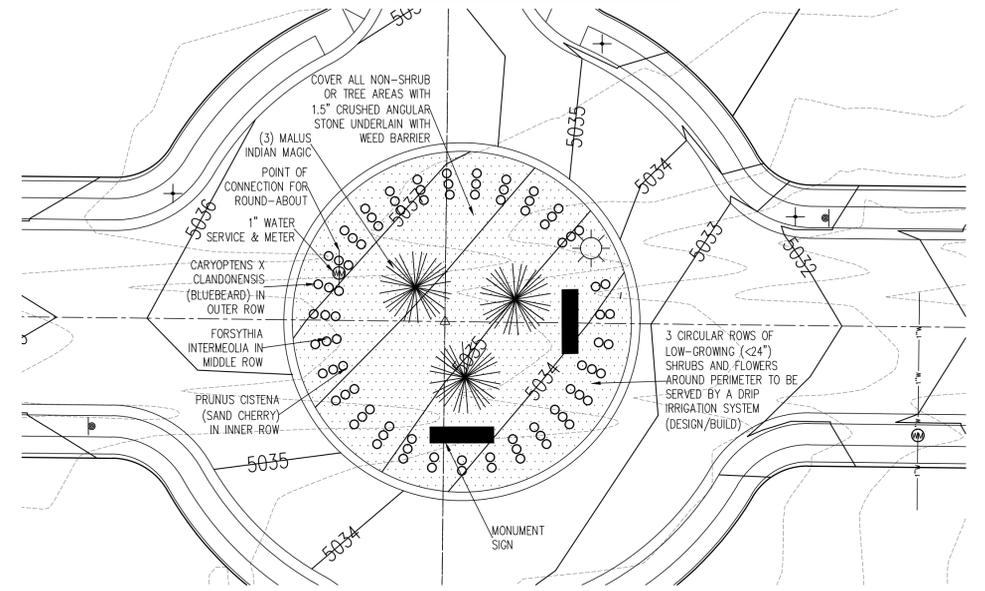
- BOTH THE EAST AND WEST PARK AREAS ARE TO BE IMPROVED WITH GRASS TURF, SPRINKLING SYSTEM, AND PERIMETER TREES SPACED AT A MAXIMUM OF 40 FEET.
- THESE TWO PARKS TOTALING 1.58 ACRES COMPLY WITH THE REQUIREMENT IN THE MASTER DEVELOPMENT AGREEMENT OF 4% IMPROVED OPEN SPACE.
- PARK FACILITIES ARE TO HAVE AN APPROPRIATELY-SIZED WATER STUB TO THE SITE (SEE UTILITY PLAN).
- OTHER AMENITIES ARE LISTED ON THIS SHEET.
- ALSO, SEE BRAD FOR WIRING SPECS AND COLOR AS FOLLOWS:
RED = STATION WIRE
WHITE = COMMON WIRE
YELLOW = FLOW SENSOR
BLUE = SPARE WIRE
- WATER CONNECTION (REQUIREMENTS IN ORDER OF INSTALLATION):
1) WATER METER
2) STOP & WASTE
3) BACKFLOW PREVENTER W/ STRONG BOX
4) QUICK COUPLER (RAINBIRD 44-LRC)
5) MASTER VALVE (RAINBIRD, PEB-SIZE PER PLAN)
6) FLOW SENSOR (RAINBIRD, PEB-SIZE PER PLAN)
- INSTALL APPROPRIATE CHASE LINES UNDER SIDEWALKS & HARDSCAPES
- FOR 1" INLET HEADS, USE 8005 SERIES
FOR 3/4" INLET HEADS, USE 5000 SERIES

STREET TREES NOTES

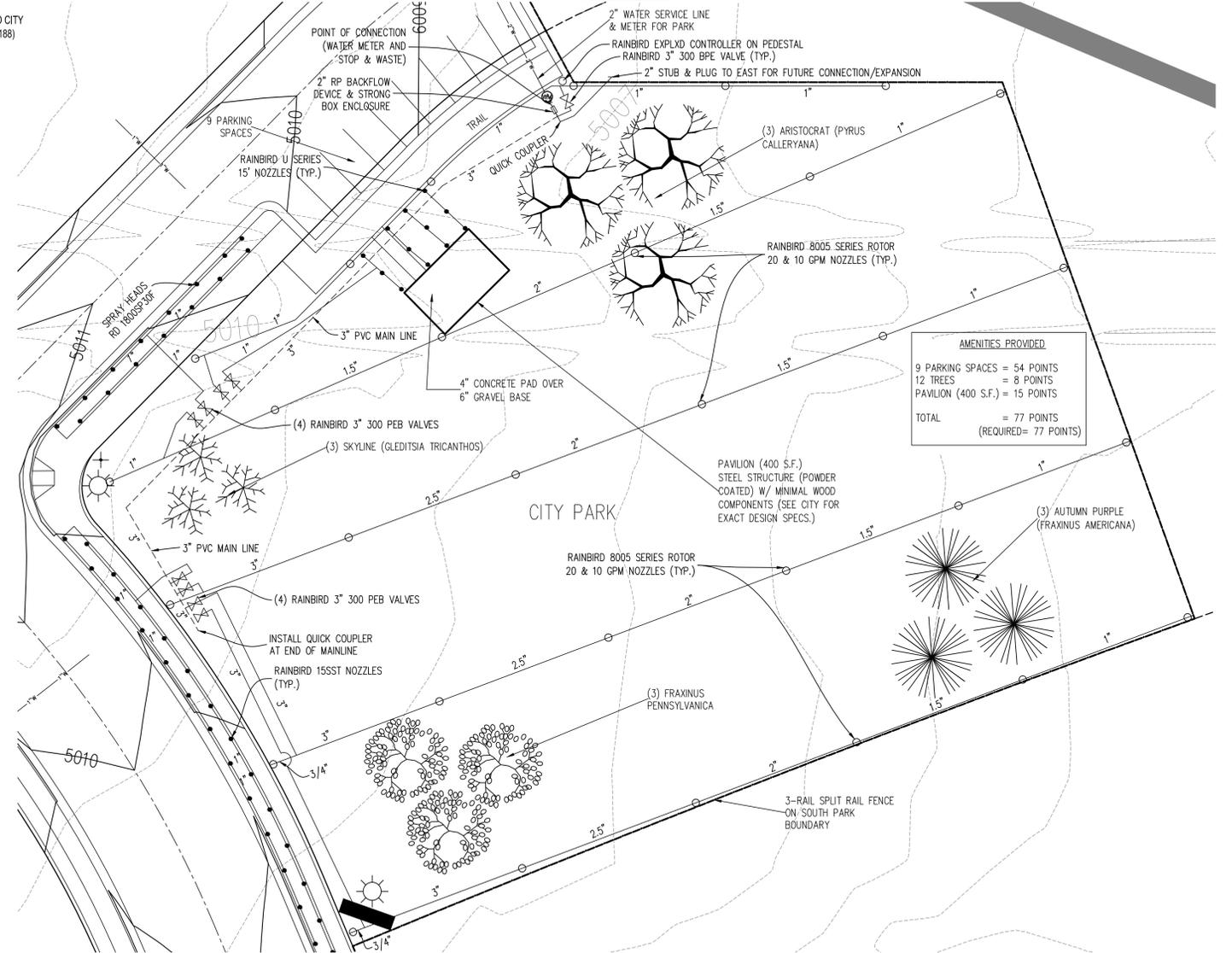
- STREET TREES ON COLLECTOR ROAD SHALL COMPLY WITH SECTION 16.35.080 OF THE CITY CODE AND SHALL BE PLACED APPROXIMATELY EVERY 40' FEET. THIS MEANS 3 TREES PER LOT SHALL BE INSTALLED BY THE INDIVIDUAL LOT OR PROPERTY OWNER IN FRONT OF HIS OR HER LOT AT THE TIME OF OTHER REQUIRED FRONT LOT LANDSCAPING.
- TREES SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM AND SHALL BE MAINTAINED BY THE HOME OWNER. STREET TREES ON RURAL ROADS ARE OPTIONAL. USE PYRUS CALLERYANA 'CHANTICLEER/CLEVELAND' (FLOWERING PEAR) WHICH IS ON THE APPROVED CITY LIST. (CITY CONTACT = BRAD HICKMAN 801-420-3188)



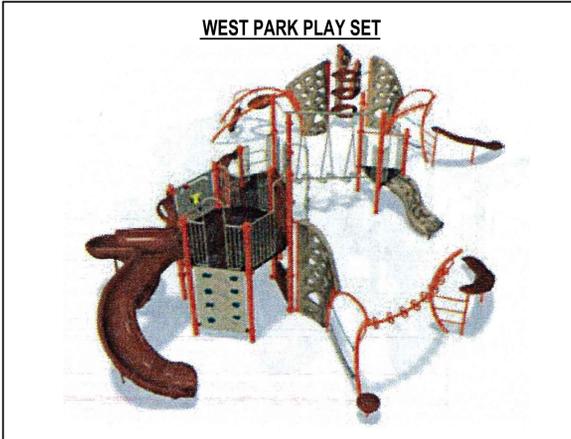
ROUND-ABOUT LANDSCAPE DETAIL



EAST PARK



WEST PARK PLAY SET



SIGN EXAMPLE

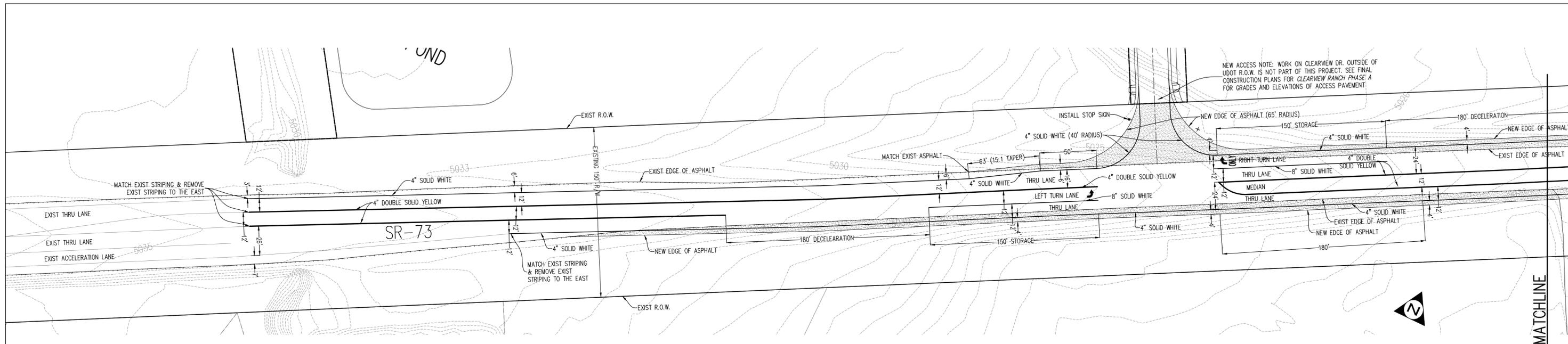


THIS IS AN EXAMPLE OF THE PROPOSED TYPE OF ENTRANCE MONUMENT SIGN TO BE INSTALLED AT 3 OR 4 LOCATIONS NOTED ON THE PLAN. THE SIGN IS 10' WIDE BY 6' HIGH (MAX).

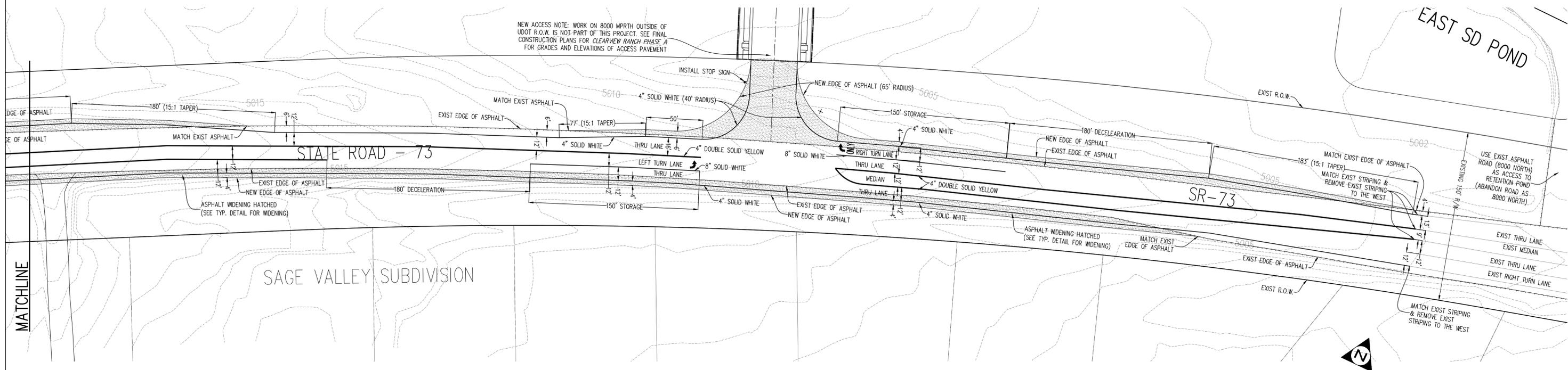
TYPICAL GANG MAILBOX



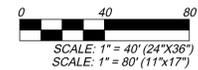
TO BE PLACED NEAR LOT 127 AND LOT 219. TWO UNITS ARE REQUIRED SIDE BY SIDE IN THE PLANTER STRIP AT EACH LOCATION.



SR-73 SIGNING & STRIPING PLAN



SR-73 SIGNING & STRIPING PLAN



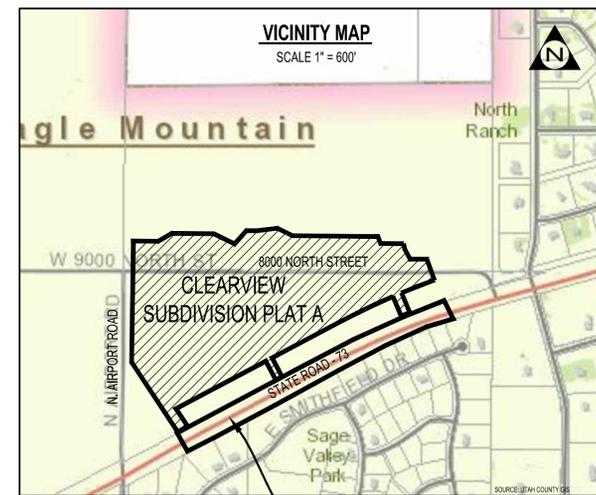
SR-73 SIGNAGE & STRIPING PLAN

UDOT NOTES:

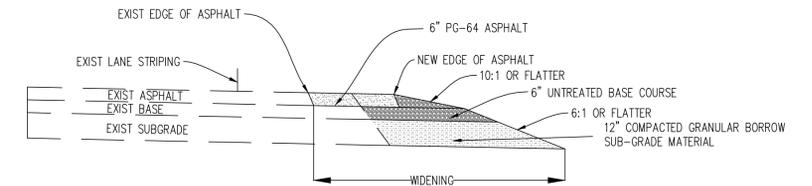
1. ANY NEW PAVEMENT MARKINGS OR PAVEMENT MARKINGS THAT ARE REMOVED FROM THE HIGHWAY ARE TO BE REPLACED WITH IN KIND MATERIALS SUCH AS 3M TAPE, THERMOPLASTIC, ETC. ALL PAINT LINES ARE TO BE INSTALLED WITH PERMANENT PAINT APPLICATION BEFORE COMPLETION OF THE PERMIT AND MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
2. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY WILL BE HIGH INTENSITY GRADE PER UDOT STANDARD DRAWING SN 11. BASE IS SLB1 AND POSTS MUST MEET THE SN10 AND FOR INTENSE SIGNING, REFER TO SN 14 SERIES. P4 POST ARE REQUIRED FOR LESS THAN 40 MPH. P5 POSTS ARE REQUIRED FOR GREATER THAN 40 MPH.
3. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE CONTRACTOR WHO IS AWARDED THE PROJECT MUST HAVE A PERFORMANCE BOND ON FILE WITH UDOT, AND OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION TWO PERMITS OFFICE, AND PROVIDE PROOF OF LIABILITY INSURANCE IN THE UTAH DEPARTMENT OF TRANSPORTATIONS NAME. THE MINIMUM AMOUNT IS \$1,000,000.00 PER OCCURENCE AND \$2,000,000.00 IN AGGREGATE. FOR DETAILS CONTACT 801-975-4808.
4. FOR ALL UTILITY TAPS (ROAD CUTS), FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI).
5. FOR EXCAVATIONS OUTSIDE OF THE ASPHALT OR CONCRETE, YOU MUST BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE COMPACTING IN 6" LIFTS AND MEET 97% COMPACTION.
6. PROPERTY OWNER, AND/OR DEVELOPER WILL BE REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITH IN THE UDOT RIGHT OF WAY.
7. PROPERTY OWNER, DEVELOPER, GENERAL CONTRACTORS AND ANY/ALL SUB CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO UDOT RIGHT OF WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY YOUR DEVELOPMENT.
8. WORK ON A TRAFFIC SIGNAL OR SIGNAL INSTALLATION WILL REQUIRE A SPERATE BOND THAT WILL BE DETERMINED ONCE THE WORK HAS BEEN APPROVED. AN INDEPENDENT INSPECTION COMPANY WILL BE REQUIRED FOR YOU TO HIRE FOR INSPECTION OR THE WORK ON AND/OR INSTALLATION OF THE TRAFFIC SIGNAL. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE UDOT REGION 3 TRAFFIC SIGNALS ENGINEER.
9. FOR CONCRETE PANAL REPLACEMENT, YOU MUST REPLACE THE ENTIRE PANEL PER UDOT STANDARDS AND SPECIFICATIONS, AND UDOT STANDARD DRAWINGS PV 2-5.
10. DOUBLE CUT THE CONCRETE TO PREVENT THE SPALLING OF THE OTHER CONCRETE PANEALES AND TO AVOID OVERCUTS, OVERCUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
11. ANY ASPHALT WIDENING OR REPLACEMENT BE BE 12" OF GRANULAR BORROW, 6" UNTREATED BASE COURSE, AND 6" OF PG-64 OR BETTER GRADE ASPHALT CONFORMING TO CURRENT STATE SPECIFICATIONS.

GENERAL NOTES

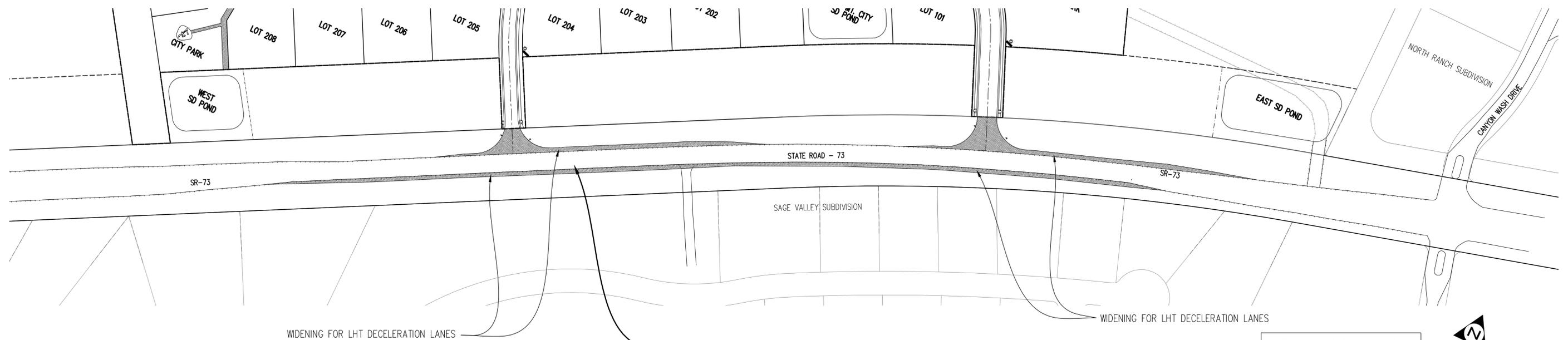
1. ALL CONSTRUCTION IN UDOT RIGHT-OF-WAY TO CONFORM TO UDOT SPECIFICATIONS.
2. POSTED SPEED LIMIT = 65 MPH WEST OF EXISTING 8000 NORTH ROADWAY CONNECTION IN THIS PROJECT AREA.
3. EAGLE MOUNTAIN CITY WILL BE THE APPLICANT FOR THE PERMIT FOR CONSTRUCTION NOTED HEREON.
4. SEE DETAILED TRAFFIC IMPACT STUDY DATED AUGUST 2013, UT13-490, PREPARED BY HALES ENGINEERING FOR CLEARVIEW ESTATES.
5. CONNECTING ROADWAYS TO CONFORM TO EAGLE MOUNTAIN STANDARDS AS APPROVED IN THE FINAL CONSTRUCTION PLANS FOR CLEARVIEW RANCH PHASE 1, PLATS A & B.
6. THE EXISTING COUNTY ACCESS ROAD TO 8000 NORTH STREET IS TO BE CLOSED AND ABANDONED. ONLY A SMALL GRAVEL ACCESS TO THE STORM DRAIN POND AREA WILL REMAIN.
7. ALL ACCESSES THAT ARE TO BE CLOSED WILL HAVE THE ACCESS FENCE OR OPENING REPLACED WITH A FENCE SIMILAR TO THE ADJACENT FENCES.
8. IF EXISTING SPEED LIMIT OR TRAFFIC SIGNS ARE IN THE NEW ASPHALT OR CLEAR AREA, THEY ARE TO BE MOVED LATERALLY AT THE SAME STATIONING TO THE CLEAR AREA ON THE SHOULDER.
9. THERE IS NO UTILITY WORK KNOWN AT THIS TIME THAT IS TO BE PERFORMED IN THE HIGHWAY RIGHT-OF-WAY.
10. REFER TO UDOT STANDARD DRAWINGS FOR DETAILS ON ROADWAY CROSS SECTIONS, PAVEMENT MARKINGS, ETC. INCLUDING ST 5, DD 1, DD 11, AND DD 13A.
11. DO NOT DISTURB EXISTING DRAINAGE PATTERNS IN THE HIGHWAY RIGHT-OF-WAY. ROADSIDE SWALES ARE TO REMAIN IN THEIR CURRENT CONFIGURATION EXCEPT FOR MINOR WIDENING THAT MAY ENCRACH SIGHTLY INTO THE SWALES. ALL OTHER CONSTRUCTION OF DRAINAGE FACILITIES TO BE ON PRIVATE PROPERTY NORHTH OF R/W.
12. ALL ROAD GRADES/PROFILES TO REMAIN AS IS. SLOPE NEW ASPHALT 2% TO THE SHOULDER AS SHOWN ON THE CROSS SECTION.
13. SURVEYOR FOR THIS PROJECT WILL BE AZTEC ENGINEERING, 801-224-7308.



SR-73 STRIPING & WIDENING

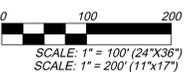


SR-73 TYPICAL WIDENING DETAIL
SCALE: NTS



UDOT PLANS SHEET INDEX

- SS1 UDOT COVER SHEET
- SS2 SR-73 SIGNAGE & STRIPING PLAN
- SS3 UDOT DETAILS



TWIN PEAKS ENGINEERING & DESIGN
1189 N. 1270 E. AMERICAN FORK, UT 84003
STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yahoo.com

GENESIS DEVELOPMENT, LLC
PROPERTY OWNERS

CLEARVIEW RANCH RESIDENTIAL SUBDIVISION - PHASE A- CONST. DRAWINGS

DESIGN BY: SES
DRAWN BY: GY
SCALE: 1" = 100' (24"x36")
DATE: 01 NOV 2013

SHEET
SS1