

**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 7, 2014**

TITLE:	Gateway Phase A Plat 1 Final Plat		
FISCAL IMPACT:	None		
APPLICANT:	Sage Communities (Scott Kirkland)		
GENERAL PLAN DESIGNATION Mixed Use Residential	CURRENT ZONE Lower Hidden Valley – Residential Multi-Family & SFA - Townhomes	ACREAGE 7.21 Acres	COMMUNITY Lower Hidden Valley / The Ranches

NOTICES:

None Required

REQUIRED FINDINGS:

Should be consistent with the approved Gateway Phase A Preliminary Plat, and comply with the Municipal Code.

Planning Commission Action / Recommendation
--

Vote: 4-0 Approval

Prepared By: Steve Mumford Planning Director

NOTES/COMMENTS:

BACKGROUND:

This proposed plat is phase one of the approved Gateway Phase A Preliminary Plat, and part of the Lower Hidden Valley Master Development. On December 10, the Planning Commission reviewed this proposal, and recommended (4-0 vote) that you approve this plat with the following conditions of approval:

1. The community improvement dollars (\$14,420) must be escrowed with the City per the applicant desires to use this money in the future for improvement of the hillside trails and for the lookout tower on the hill, or equate this to the value of the petroglyph property that will be deeded to the City.
2. Propose a plan for petroglyph preservation prior to, or along with, the approval of the second final plat.
3. No parking on one side of the road near the trailhead pocket park.
4. Change street names so they do not reflect existing subdivisions in the city.
5. Changes to the natural gas regulator shed/building must be presented for approval to the Planning Department Staff prior to making changes to the shed/building. Access must be maintained to the building.
6. All streets are to be designed to meet all City standards for roads or alleys and must be approved by the Fire Marshal, and dedicated to the City.

ATTACHMENTS:

- Gateway Phase A Plat 1 Final Plat
- Gateway Phase A Plat 1 Landscape Plans
- Staff Report presented to the Planning Commission & Revised with their changes.



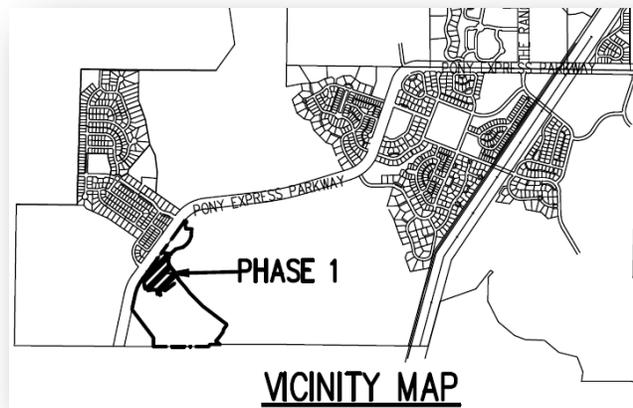
EAGLE MOUNTAIN CITY
Planning Commission Staff Report

DECEMBER 10, 2013

Project: **Gateway Phase A Plat 1 – Final Plat**
Applicant: Sage Communities (Scott Kirkland)
Request: Recommendation to City Council
Type of Action: Action Item

PREFACE

The Gateway Phase A Preliminary Plat was approved by the Planning Commission on August 27. This plat is located within the Lower Hidden Valley Master Development Plan, approved by the City Council on December 2, 2008. The preliminary plat represents a 69% reduction in density from the approved densities for these properties.



PROPOSAL

The Gateway Phase A Plat 1 final plat is proposed as follows:

<u>PHASE 1 PLAT CALCULATIONS</u>	
TOTAL ACREAGE:	7.21 ACRES
BUILDABLE ACREAGE:	7.21 ACRES
TOTAL ACREAGE IN LOTS:	4.01 ACRES
TOTAL OPEN SPACE:	1.45 ACRES
TOTAL IMPROVED OPEN SPACE:	1.45 ACRES
AVERAGE LOT SIZE:	9,184 SF/0.21 ACRES
LARGEST LOT SIZE:	14,874 SF/0.34 ACRES
SMALLEST LOT SIZE:	6,889 SF/0.16 ACRES
OVERALL DENSITY:	2.63 LOTS/ACRE
TOTAL # OF LOTS:	19 LOTS

Noteworthy Items

Parks, Open Space, Trails

While the park space that has been provided is sufficient for this development, the landscaping plans still require some refining / additional information. For instance, we need to know what type of groundcover will be in the areas that were left blank & in the park – sod, seed, or natural seed. We need specifications on the pavilion and tot lot, and we will need irrigation plans submitted. These are

all items, however, that can be reviewed by the Planning Director and Parks Foreman for approval prior to beginning construction.

A trail is shown on the hillside in this plat that connects to future trails throughout the project. The applicant's intent is to complete this trail with future phases of the preliminary plat, as it does not make sense to build only a portion of a trail that leads to nowhere. We will need to keep that in mind and review it again with each final plat.

Community Improvements

The following is an excerpt from the approved master development agreement:

1. Community Improvements. In conjunction with Chapter 17.30 of the Municipal Code, Developer must contribute \$2,000 per buildable acre of land within the Project to fund construction of community wide improvements (regional parks or public buildings that will benefit the residents of this development).. Credit may be given to Developer for some trails and outlook structures constructed on Porters Lookout and for certain improvements at the petroglyph park, if determined to provide benefits above and beyond those required. This will be determined along with each subdivision plat approval. Necessary agreements will be executed by Developer to secure public use of these areas. Developer agrees that prior to recording each subdivision plat, Developer shall either place into a community improvement escrow fund for the Project (the "Improvement Fund") established with the City sufficient funds to meet the required community improvements, or otherwise demonstrate that a sufficient amount of community improvements have been constructed to meet the requirement. For example, if the first subdivision plat is for 10 acres, Developer will place \$20,000 in the Improvement Fund or demonstrate that \$20,000 of community improvements have been constructed to meet the requirements.

The community improvement dollars for this plat equal \$14,420 (\$2,000 x 7.21 acres). The applicant desires to use this money in the future for improvement of the hillside trails and for the lookout tower on the hill, or equate this to the value of the petroglyph property that will be deeded to the City. You should discuss this at the meeting and make a decision. If it is reserved for construction of trail, we recommend that it be escrowed with the City along with the plat recording, so that we are assured of the money's existence in the future.

Home Owners' Association

A home owners' association was required to be formed by the master development agreement. The applicant has stated his intention to include this project as part of the Ranches HOA.

Petroglyph / Rock Art Preservation

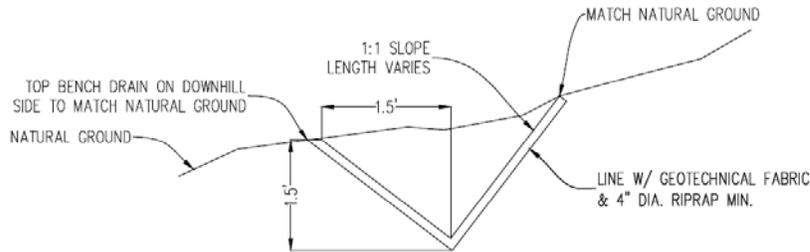
A single rock containing significant rock art is located within this general area of the Lower Hidden Valley master plan. The preliminary plat approval included a condition that the applicant proposes a plan for petroglyph preservation prior to, or along with, the approval of the first final plat. We have met with representatives of URARA (Utah Rock Art Research Association), as well as with the developer and some interested city residents, and have been documenting the rock art in this general area. There are varying opinions on the preservation issue, but the fact remains that as long as the rock art remains in private ownership, the City may not be able to obtain funds for preservation, nor establish fines for



vandalism. The applicant would thus like to deed to the City the petroglyph rock, its immediate surrounding area, and a trail connection to Pony Express Parkway.

Bench Drains / Cut-Off Ditches

Bench drains are required along the backs of the hillside lots, on the eastern portion of the project, to protect the homes from storm water runoff from the hillside. The detail for these drains/ditches is shown here:



BENCH DRAIN ALONG SLOPE DETAIL

Bonus Density

More detail will be provided at the meeting concerning the bonus density options and requirements for this project.

Water Rights

The applicant will be providing a letter prior to the meeting with a proposal for the use of privately-owned water rights that will be dedicated to the City along with the plat recordation.

Utilities

The applicants will continue to work with the Public Works and Engineering departments to finalize requirements for utility sizing, etc.

There is a large electrical switchgear at the intersection with Pony Express Parkway. The developer will work with the Energy Director to assure that this switchgear is properly protected during and after development.

RECOMMENDATION SECTION

The following are the conditions of approval from the preliminary plat approval, with comments added for this plat:

- ~~1. Provide building pads on lots (especially lots with steep slopes). Building pads have been provided, with setbacks shown.~~
1. The community improvement dollars (\$14,420) must be escrowed with the City per the applicant desires to use this money in the future for improvement of the hillside trails and for the lookout tower on the hill, or equate this to the value of the petroglyph property that will be deeded to the City.
2. Propose a plan for petroglyph preservation prior to, or along with, the approval of ~~the first~~ the second final plat.
3. No parking on one side of the road near the trailhead pocket park. *This can be accomplished with notes in the construction drawings.*
4. Change street names so they do not reflect existing subdivisions in the city. *The applicant will work with the staff to change names, if necessary.*
5. Changes to the natural gas regulator shed/building must be presented for approval ~~prior to the~~ Planning Department Staff prior to making changes to the shed/building. Access must be maintained to the building. ~~or along with the first final plat. The applicant is not yet planning on making changes to this regulator shed/building. They will obtain approval from the City prior to making any changes to the building.~~

6. All streets are to be designed to meet all City standards for roads or alleys and must be approved by the Fire Marshal, and dedicated to the City.

Recommended Motion

If the Planning Commission chooses to approve the proposed Gateway Preliminary 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 recommend approval of the Gateway Phase A preliminary plat to the City Council with the following conditions...

ATTACHMENTS:

- Proposed final plat, landscaping plans, etc.
- Rock art letter

OMR Investments LLC
3400 N. Ashton Blvd Suite 400
Lehi UT 84043

November 25, 2013

Steve Mumford
Planning Director
Eagle Mountain City

RE: Rock Art in Gateway Development

Dear Steve:

As you know, we have had several discussions with the city and with interested local groups regarding the Native American rock art that is found on the on the south edge of our Gateway development.

The rock art sample on this property is some distance from any actual development we are proposing on the property. It is somewhat closer to the site we sold to the LDS church, which will likely be developed in coming years.

We recognize and appreciate the historic value of this rock art and want to cooperate in preserving and even featuring it. Ideally, we might like to see an interpretive trail that runs from this sample to the west (across Pony Express Parkway) to connect with the samples in the Oquirrh Mountain Ranch development. This could include interpretive markers and signs that give information on the people that made the markings and possible interpretations of the markings. Of course, this would require the cooperation of the owners of Oquirrh Mountain Ranch (which whom we hold some influence).

We would hope that the city and perhaps other interested groups might participate in this opportunity to shine a light on Eagle Mountain's ancient past. We are certainly interested in cooperating in such an effort by

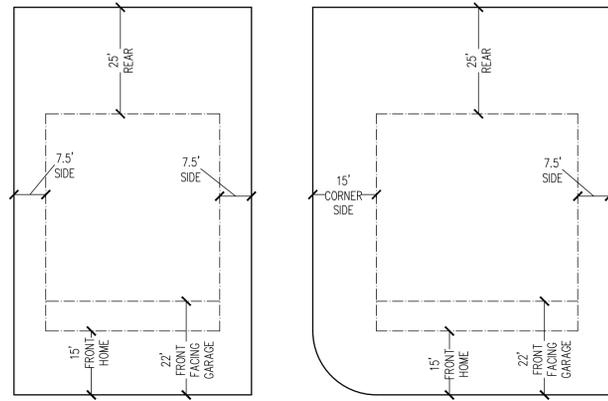
- 1) Offering to leave these sites undisturbed and dedicating as park space the land on which they reside
- 2) Designing trails to connect to these sites to allow public access
- 3) Cooperating to take measures to protect the sites until such development occurs (this may include fencing around the samples until an interpretive trail or other plan is executed)

Currently our Gateway plan shows a trail being developed from Antelope Ridge Road down toward the rock art location. This was at the request of the city. We have been ambivalent about this idea, not wanting to promote foot traffic to the site

until there is a plan in place to protect it. We think this bears further discussion among the interested parties.

Regards,

Bill Turnbull
Manager
OMR Investments, LLC



TYPICAL INTERIOR LOT

TYPICAL CORNER LOT

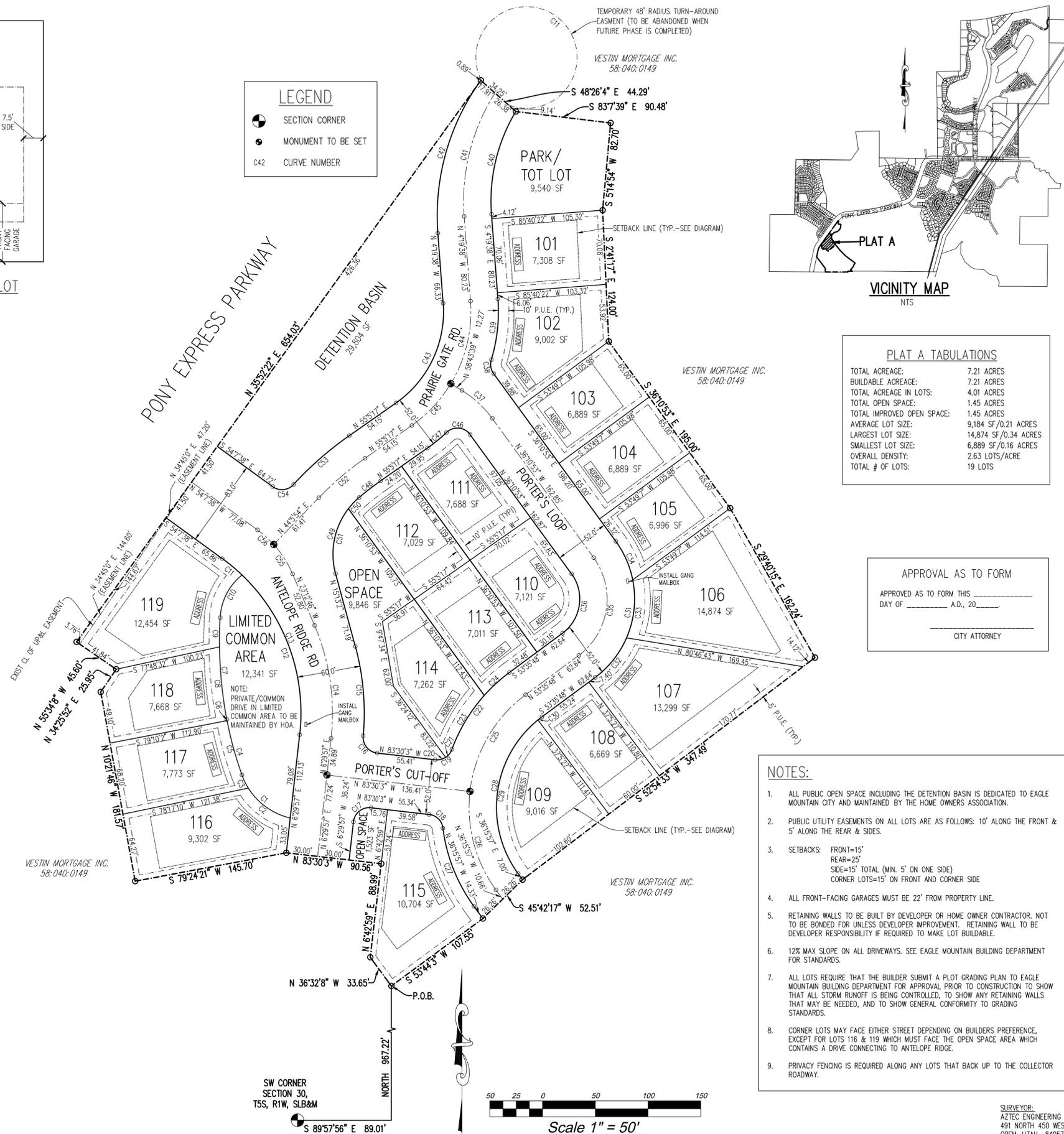
SETBACK DIAGRAM

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	64.26	63.65	56°45'9"	61.08	N 48°26'31" W
C2	64.26	49.93	44°31'29"	48.69	N 54°33'21" W
C3	64.26	13.71	12°13'40"	13.69	N 26°10'47" W
C4	331.12	54.61	9°27'0"	54.55	N 15°20'27" W
C5	331.12	53.36	9°13'59"	53.30	N 15°26'57" W
C6	331.12	1.25	0°13'1"	1.25	N 10°43'27" W
C7	401.89	96.41	13°44'43"	96.18	N 3°44'36" W
C8	401.89	68.85	9°48'57"	68.77	N 5°42'29" W
C9	401.89	27.56	3°55'46"	27.56	N 19°53'3" E
C10	55.27	46.54	48°14'36"	45.18	N 27°15'4" E
C11	180.00	24.32	7°44'28"	24.30	S 50°15'24" E
C12	180.00	166.14	52°53'6"	160.31	S 19°56'37" E
C13	180.00	190.46	60°37'34"	181.70	S 23°48'51" E
C14	210.00	108.90	29°42'42"	107.68	S 8°21'25" E
C15	240.00	85.21	20°20'34"	84.77	S 5°2'45" E
C16	15.00	23.20	88°37'36"	20.96	S 39°11'15" E
C17	15.00	23.56	90°0'0"	21.21	S 51°29'57" W
C18	15.00	19.97	76°17'27"	18.53	S 45°21'20" E
C19	15.00	19.97	76°17'27"	18.53	N 58°21'13" E
C20	15.00	10.28	39°14'54"	10.08	N 76°52'29" E
C21	15.00	9.70	37°2'33"	9.53	N 38°43'46" E
C22	158.00	92.07	33°23'18"	90.78	N 36°54'9" E
C23	158.00	59.92	21°43'46"	59.56	N 31°4'23" E
C24	158.00	32.15	11°39'33"	32.10	N 47°46'2" E
C25	132.00	108.51	47°5'52"	105.48	N 30°2'52" E
C26	132.00	98.52	42°45'54"	96.25	S 14°53'0" E
C27	158.00	80.12	29°3'21"	79.27	S 21°44'17" E
C28	106.00	166.25	89°51'45"	149.73	N 8°39'55" E
C29	106.00	161.49	87°17'16"	146.32	N 7°22'40" E
C30	106.00	4.76	2°34'30"	4.76	S 52°18'33" E
C31	92.00	144.16	89°46'41"	129.86	N 8°42'28" E
C32	92.00	48.38	30°7'45"	47.82	N 38°31'56" E
C33	92.00	55.85	34°47'5"	55.00	N 6°43'1" E
C34	92.00	39.92	24°51'51"	39.61	N 23°44'57" W
C35	66.00	103.42	89°46'41"	93.16	N 8°42'28" E
C36	40.00	62.68	89°46'41"	56.46	N 8°42'28" E
C37	100.00	39.35	22°32'47"	39.10	N 47°27'16" W
C38	15.00	13.87	52°58'21"	13.38	N 9°41'42" W
C39	157.00	57.87	21°7'7"	57.54	N 6°13'55" E
C40	164.00	101.33	35°24'3"	99.73	N 13°22'23" E
C41	190.00	122.20	36°50'59"	120.10	N 14°5'51" E
C42	218.00	152.95	40°12'0"	149.84	N 15°46'22" E
C43	105.00	108.88	59°24'55"	104.07	S 25°22'50" W
C44	131.00	81.39	35°35'59"	80.09	S 13°28'21" W
C45	131.00	54.45	23°48'57"	54.06	S 43°10'49" W
C46	15.00	25.45	97°12'25"	22.50	N 84°47'5" W
C47	157.00	23.23	8°28'35"	23.21	S 50°51'0" W
C48	274.00	25.83	5°24'7"	25.82	S 52°33'14" W
C49	70.00	79.29	64°54'12"	75.12	S 17°14'4" W
C50	70.00	14.64	11°59'7"	14.62	S 43°41'37" W
C51	70.00	64.65	52°55'6"	62.38	S 11°14'31" W
C52	300.00	57.54	10°59'23"	57.45	S 49°35'36" W
C53	326.00	70.26	12°20'56"	70.13	S 48°54'49" W
C54	15.00	21.76	83°8'1"	19.90	S 84°18'22" W
C55	100.00	33.31	19°5'8"	33.16	N 32°45'20" W
C56	100.00	20.65	11°49'44"	20.61	N 48°12'46" W

FIRE NOTE:

FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



PLAT A TABULATIONS

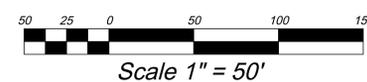
TOTAL ACREAGE:	7.21 ACRES
BUILDABLE ACREAGE:	7.21 ACRES
TOTAL ACREAGE IN LOTS:	4.01 ACRES
TOTAL OPEN SPACE:	1.45 ACRES
TOTAL IMPROVED OPEN SPACE:	1.45 ACRES
AVERAGE LOT SIZE:	9,184 SF/0.21 ACRES
LARGEST LOT SIZE:	14,874 SF/0.34 ACRES
SMALLEST LOT SIZE:	6,889 SF/0.16 ACRES
OVERALL DENSITY:	2.63 LOTS/ACRE
TOTAL # OF LOTS:	19 LOTS

APPROVAL AS TO FORM

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

CITY ATTORNEY

- NOTES:**
- ALL PUBLIC OPEN SPACE INCLUDING THE DETENTION BASIN IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
 - SETBACKS: FRONT=15' REAR=25' SIDE=15' TOTAL (MIN. 5' ON ONE SIDE) CORNER LOTS=15' ON FRONT AND CORNER SIDE
 - ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
 - RETAINING WALLS TO BE BUILT BY DEVELOPER OR HOME OWNER CONTRACTOR. NOT TO BE BONDED FOR UNLESS DEVELOPER IMPROVEMENT. RETAINING WALL TO BE DEVELOPER RESPONSIBILITY IF REQUIRED TO MAKE LOT BUILDABLE.
 - 12% MAX SLOPE ON ALL DRIVEWAYS. SEE EAGLE MOUNTAIN BUILDING DEPARTMENT FOR STANDARDS.
 - ALL LOTS REQUIRE THAT THE BUILDER SUBMIT A PLOT GRADING PLAN TO EAGLE MOUNTAIN BUILDING DEPARTMENT 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.
 - CORNER LOTS MAY FACE EITHER STREET DEPENDING ON BUILDERS PREFERENCE, EXCEPT FOR LOTS 116 & 119 WHICH MUST FACE THE OPEN SPACE AREA WHICH CONTAINS A DRIVE CONNECTING TO ANTELOPE RIDGE.
 - PRIVACY FENCING IS REQUIRED ALONG ANY LOTS THAT BACK UP TO THE COLLECTOR ROADWAY.



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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 IN LOTS, BLOCKS, 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 _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 89°57'56" East 89.01 feet along section line and North 967.22 feet from the Southwest Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian;

thence North 36°32'08" West 33.65 feet; thence North 06°42'59" East 88.99 feet; thence North 83°30'03" West 90.56 feet; thence South 79°24'21" West 145.70 feet; thence North 10°21'46" West 181.57 feet; thence North 34°25'52" East 25.95 feet; thence North 55°34'08" West 45.60 feet; thence North 35°52'22" East along the easterly right-of-way line of Pony Express Parkway 654.03 feet; thence South 48°26'04" East 44.29 feet; thence South 83°07'39" East 90.48 feet; thence South 05°14'54" West 82.70 feet; thence South 02°41'17" East 124.00 feet; thence South 36°10'53" East 195.00 feet; thence South 29°40'15" East 162.24 feet; thence South 52°54'33" West 347.49 feet; thence South 45°42'17" West 52.51 feet; thence South 53°44'03" West 107.55 feet to the point of beginning.

Area = 7.214 Acres

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
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.

NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

MAYOR

CITY ATTORNEY

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

PLAT "A"

GATEWAY

SUBDIVISION

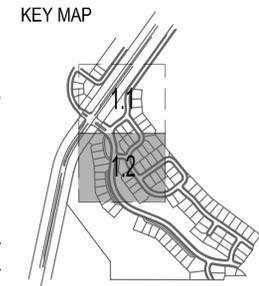
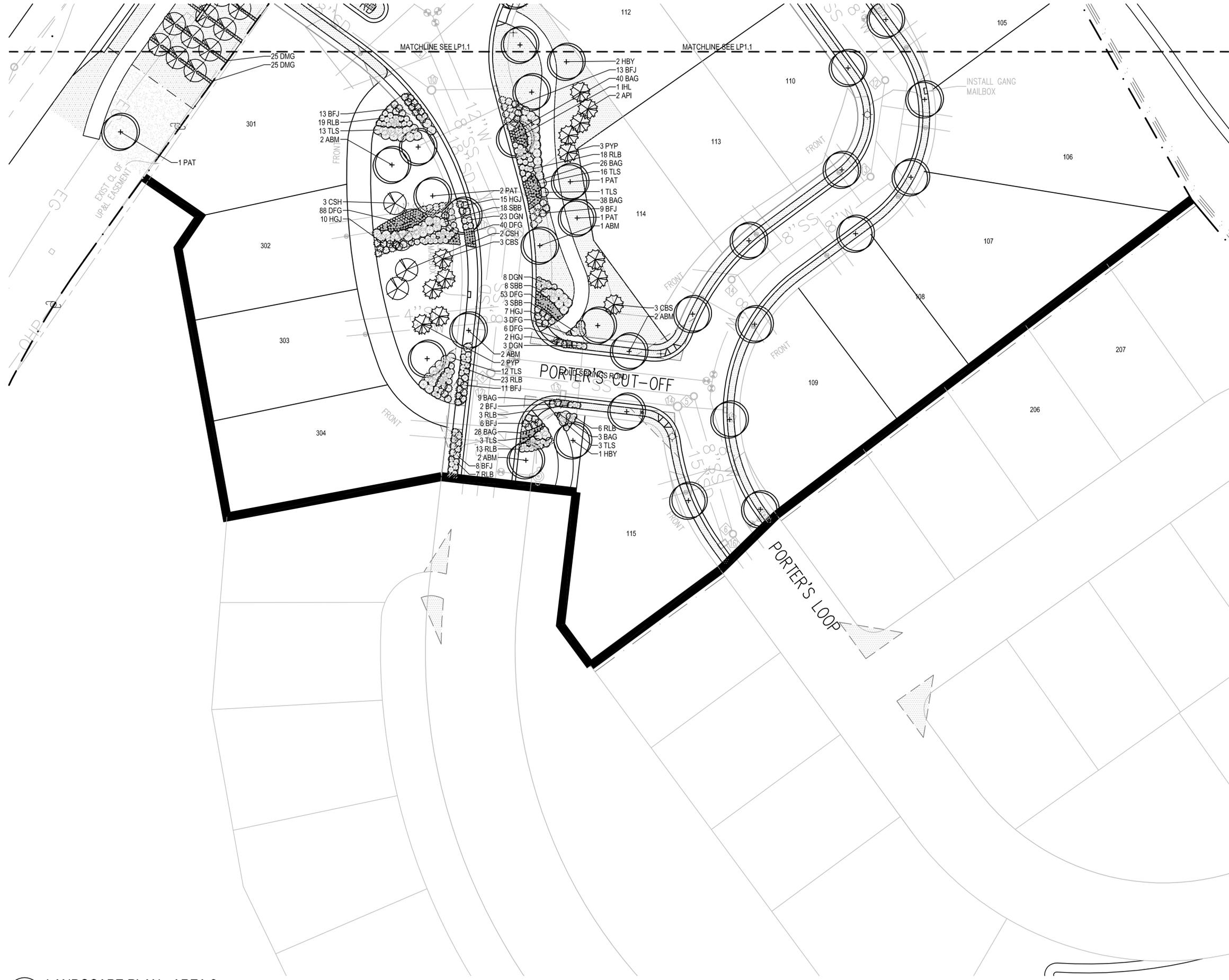
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
-----------------	--------------------	----------------------	---------------------

SURVEYOR:
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308

Nov 11, 2013 - 2:00pm - USER: 6845
 P:\040101 - Mountain View East\11-000\04-11e\LP_SHEETS_Phases1.dwg



- LEGEND**
- CANOPY TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL GRASS
 - SOD
 - SEED
 - MULCH
 - STEEL EDGER

NO	REVISIONS	DATE
11	NOVEMBER 2013	
20	JUNE 2013	

Stanley Consultants INC.
 8000 South Chester Street, Suite 500
 Centennial, Colorado 80112
 p-303.799.6806 f-303.799.6107
 www.stanleyconsultants.com

OMR INVESTMENTS LLC
 2837 TUNBURY LANE
 LEHI, UTAH 84043

**GATEWAY
 PRELIMINARY PLAT**

**LANDSCAPE
 PLAN**

DESIGNED: JFR
 DRAWN: JCC
 CHECKED: JFR
 APPROVED: _____
 DATE: 11 NOVEMBER 2013
 SCI PROJ NO: 24865.01.00

STAMP/SEAL:

0 15 30 60 90 NORTH

1 LANDSCAPE PLAN - AREA 2

LP1.2



1 ENTRY MONUMENT - GATEWAY
Scale: 1/2"=1'-0"



2 ENTRY MONUMENT - HIDDEN VALLEY
Scale: NTS

NO	REVISIONS	DATE
11	NOVEMBER 2013	
20	JUNE 2013	

Stanley Consultants INC.
8000 South Chester Street, Suite 500
Centennial, Colorado 80112
P-303.799.6806 F-303.799.6107
www.stanleyconsultants.com

OMR INVESTMENTS LLC
2837 TUNBURY LANE
LEHI, UTAH 84043

GATEWAY
PRELIMINARY PLAT

SITE
DETAILS

DESIGNED: JFR
DRAWN: JCC
CHECKED: JFR
APPROVED: _____
DATE: 11 NOVEMBER 2013

STAMP/SEAL:

SCI PROJ NO: 24865.01.00
LP5.1