



EAGLE MOUNTAIN CITY
City Council Staff Report

MARCH 4, 2014

Project: **Midvalley Road Phase 1 Plat (Amended) (aka Eagle Mountain Jr. Seminary Plat)**

Applicant: Alpine School District

Request: Final Plat Approval

Type of Action: Action Item; Consent Agenda

Planning Commission: Recommended Approval (5-0)

Planning Commission Action

The Planning Commission recommends approval of this proposed final plat with the following conditions of approval:

1. The plat should state "A partial vacation of Midvalley Road Phase 1."

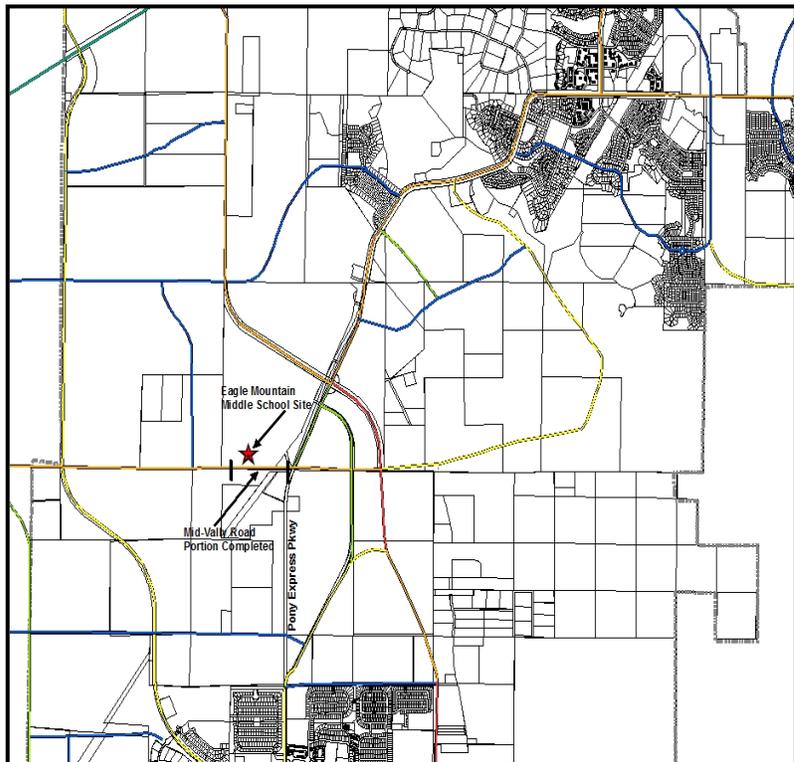
Project

The Midvalley Road Phase 1 (amended) preliminary and final plat is a proposed subdivision of the existing 25-acre Midvalley Road Phase 1 Plat. Currently, Frontier Middle School is located on the property. The applicant proposes subdividing the 25-acre parcel into two lots. The first lot will continue to house Frontier Middle School and will be reduced from 25 to 24.46 acres. The second lot, which will be the site for the proposed Jr. Seminary building, will be 0.54 acres.

At this time, only the preliminary and final plat that reflects the two-lot subdivision is being considered as an amended version of the Midvalley Road Phase 1 Plat. Meanwhile, staff is reviewing the site plan and conditional use application for the actual seminary building and will be considered at a future meeting.

Surrounding properties

North, South & West/SW – SITLA
East & Southeast – Eagle Mountain City



Jr. Seminary Building Site

The Jr. Seminary Site will be located in the southwest corner of the Frontier Middle School site in Lot 2. The site will have access through an ingress/egress easement on Lot 1 that fronts both the Jr. Seminary building site and Mid Valley Road; additionally, the ingress/egress easement will circulate around the existing parking lot on Lot 1.

Motion Options

The City Council may choose to take any of the following actions:

- (1) Approve the project with the conditions as recommended by the Planning Commission;
- (2) Deny the project based upon specific findings of fact (valid reasons);
- (3) Table the project with valid reasons;
- (4) Approve the project with modifications to the conditions of approval.

Attachments:

- Proposed Final Plat

MIDVALLEY ROAD PHASE 1 (AMENDED)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M. EAGLE MOUNTAIN CITY, UTAH COUNTY, UT

OWNER: SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION



Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	188.95	N0°11'08"E	L22	25.00	S89°58'20"E
L2	124.66	N89°58'20"W	L23	65.20	S0°01'40"W
L4	125.18	N89°58'20"W	L24	25.00	N89°58'20"W
L5	22.57	S90°00'00"E	L25	65.20	N0°01'40"E
L6	220.24	S0°00'18"W	L26	123.75	N0°01'40"E
L7	12.86	N0°11'07"E	L27	2.00	N89°58'20"W
L8	143.68	N90°00'00"E	L28	26.50	S89°58'20"E
L9	97.97	N0°00'00"E	L29	86.68	S89°58'20"E
L10	238.21	N90°00'00"W	L30	10.00	S89°58'20"E
L11	26.50	S0°01'40"W	L31	62.82	S0°11'08"W
L12	98.00	S0°00'18"W	L32	63.06	N0°01'40"E
L13	163.67	N90°00'00"E	L33	63.13	S0°01'40"W
L14	98.00	N0°00'00"E	L34	24.66	N89°48'53"W
L15	163.66	N90°00'00"W	L35	26.50	N89°48'53"W
L16	55.39	S89°58'20"E	L36	86.85	N89°48'53"W
L17	12.37	S89°58'20"E	L37	10.00	N89°48'53"W
L18	56.90	S89°58'20"E			
L19	100.82	N36°06'40"E			
L20	10.00	S55°23'40"E			
L21	93.80	S36°06'40"W			

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	153.90	745.00	11°50'10"	153.63
C2	1.72	933.00	0°06'19"	1.72
C3	50.27	32.00	90°00'00"	45.25
C4	81.71	52.00	90°01'47"	73.56
C5	81.69	52.00	90°00'33"	73.55
C6	40.84	26.00	90°00'19"	36.77
C7	40.84	26.00	90°00'00"	36.77
C8	40.84	26.00	89°59'57"	36.77
C9	40.84	26.00	89°59'42"	36.77

ORIGINAL LEGAL DESCRIPTION

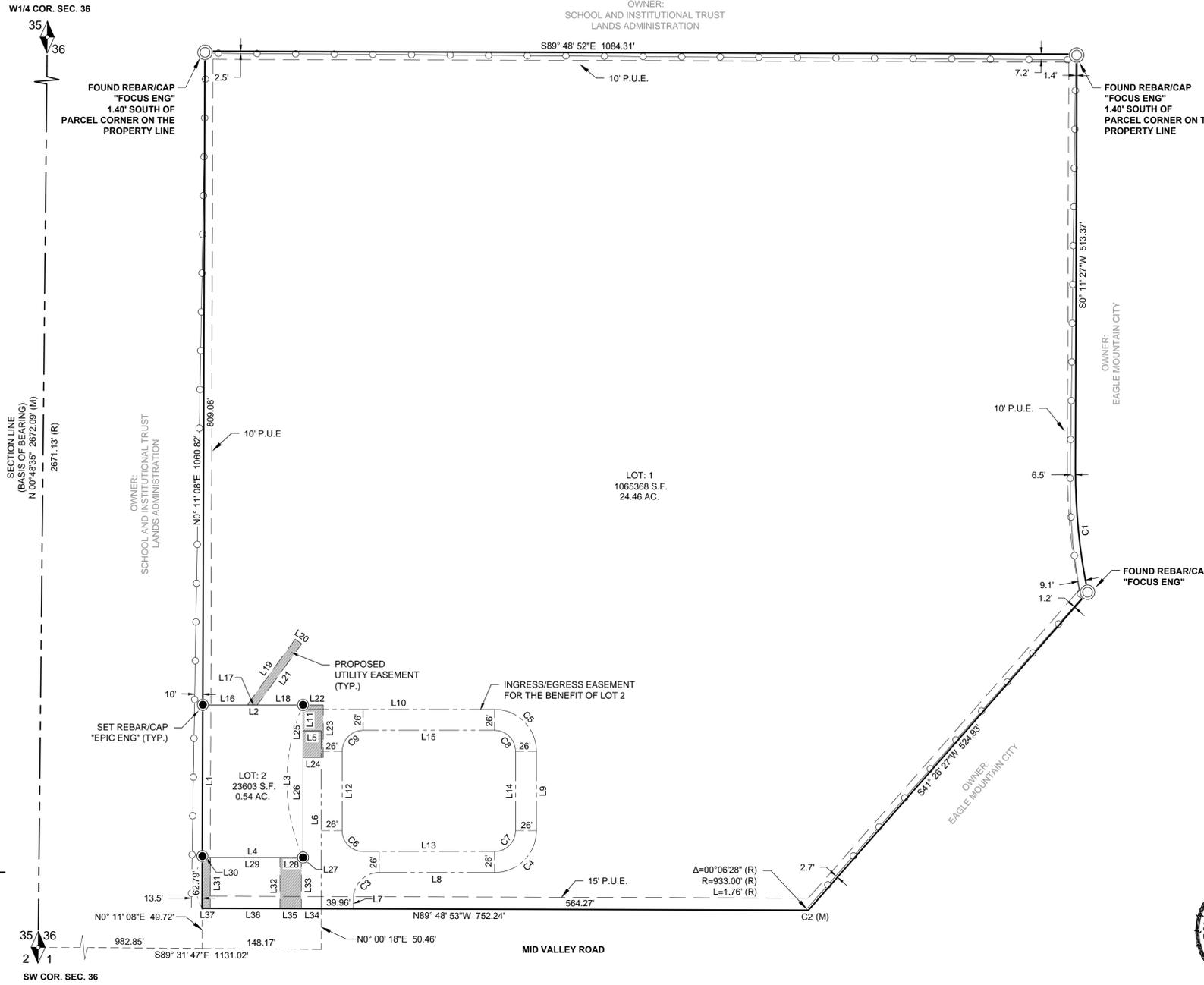
LOT 1, MIDVALLEY ROAD PHASE 1, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, AS ENTRY NO. 70904:2012, ON AUGUST 22, 2012 LESS THAT PORTION DEDICATED TO EAGLE MOUNTAIN CITY FOR MIDVALLEY ROAD CONTAINS: 25.0 ACRES

LOT 1 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE RUNNING SOUTH 89°31'47" EAST 982.85 FEET; THENCE NORTH 00°11'08" EAST 49.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°11'08" EAST 62.79 FEET; THENCE SOUTH 89°58'20" EAST 125.18 FEET; THENCE NORTH 00°01'40" EAST 188.95 FEET; THENCE NORTH 89°58'20" WEST 124.66 FEET; THENCE NORTH 00°11'08" EAST 1060.82 FEET; THENCE SOUTH 89°48'52" EAST 1084.31 FEET; THENCE SOUTH 00°11'27" WEST 513.37 FEET TO A POINT OF A 745.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 153.90 FEET WITH A CENTRAL ANGLE OF 11°50'10" (CHORD BEARS SOUTH 05°44'00" EAST 153.63 FEET); THENCE SOUTH 41°26'27" WEST 524.93 FEET TO A POINT ON A 933.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 1.72 FEET WITH A CENTRAL ANGLE OF 00°06'19" (CHORD BEARS SOUTH 89°53'19" WEST 1.72 FEET); THENCE NORTH 89°48'53" WEST 752.24 FEET TO THE POINT OF BEGINNING. CONTAINS: 24.46 ACRES +/-

LOT 2 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE RUNNING SOUTH 89°31'47" EAST 982.85 FEET; THENCE NORTH 00°11'08" EAST 112.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°11'08" EAST 188.95 FEET; THENCE SOUTH 89°58'20" EAST 124.66 FEET; THENCE SOUTH 00°01'40" WEST 188.95 FEET; THENCE NORTH 89°58'20" WEST 125.18 FEET TO THE POINT OF BEGINNING. CONTAINS: 0.54 ACRES +/-



OWNERS DEDICATION

WE, THE ALPINE SCHOOL DISTRICT, AS OWNERS OF ALL THE REAL PROPERTY DEPICTED ON AND DESCRIBED IN THE BOUNDARY DESCRIPTION ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SUBDIVIDED INTO LOTS, PUBLIC UTILITY EASEMENTS AND INGRESS/EGRESS EASEMENTS. ALL LOTS AND EASEMENTS ARE NOTED AS SHOWN.

ROBERT W. SMITH
ADDISTANT SUPERINTENDENT BUSINESS SERVICES, ALPINE SCHOOL DISTRICT

ATTEST:
CLERK RECORDER

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME ROBERT W. SMITH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE ASSISTANT SUPERINTENDENT BUSSINESS SERVICES, AND THE SIGNER OF THE FORGOING OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSED STATED HEREIN.

MY COMMISSION EXPIRES: _____ NOTARY REPUBLIC
RESIDING IN _____
COMMISSION # _____

ACCEPTANCE OF LEGISLATIVE BODY

THE _____ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATIONS OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THE _____ DAY OF _____, A.D. 2014
APPROVED: _____ ATTEST: _____

MAYOR _____ CLERK/ RECORDER (SEE SEAL BELOW)

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS _____ DAY OF _____, A.D. 2014

CITY ENGINEER _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2014, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

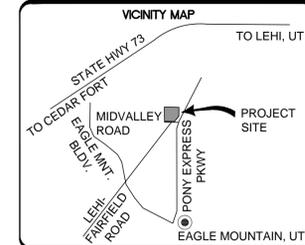
CITY ATTORNEY _____

CITY RECORDER SEAL CITY-COUNTY ENGINEER SEAL

SURVEYOR'S CERTIFICATE

I, TRAVIS E. JENSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD SURVEY CERTIFICATE NO. 376076 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 HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS _____ DAY OF _____, 20__



LEGEND	
SECTION CORNER (FOUND)	▲
SECTION LINE	---
PROPERTY LINE	—
LOT LINE	—
CHAIN LINK FENCE	○—○
SET REBAR & CAP 'EPICENG'	●
FOUND REBAR & CAP	◎

MIDVALLEY ROAD PHASE 1 (AMENDED)

SW1/4 SEC. 36, T. 6 S., R. 2 W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UT

Salt Lake City - (801)955-5625
Heber City - (435)854-6600
Vernal - (435)781-2113
Williston - (707)774-5200

PROJECT #:
ALPINE

DATE:
02-24-14

CHECKED:
TJ

SHEET NO:
1 OF 1