



EAGLE MOUNTAIN CITY
City Council Staff Report

SEPTEMBER 17, 2013

Project: **Arrival Phase A Plat 1 – Final Plat**
Applicant: Scot Hazard
Request: Final Plat – Recommendation of Approval
Type of Action: Action Item; Consent Agenda
Planning Commission: Recommended Approval (4-0)

PREFACE

The Arrival Master Development Plan was approved by the City Council on August 20, 2013. The master plan includes a total of 178 residential lots at a density of just under 0.8 units per acre. This master plan changes the zoning of the property to residential and vests the owner with the density for the project, along with major road layout and overall utility plans. It does not, however, constitute approval to proceed with development. A master development agreement is still required to be approved by the City Council prior to any development occurring. This agreement is currently being drafted, and will be presented to the City Council in an upcoming meeting for approval. Any approval of this proposed final plat would be contingent upon the master development agreement being approved by the City Council and signed by both the Mayor and the owner.

PROPOSAL

The Arrival Phase A Plat 1 preliminary plat was approved by the Planning Commission on September 10. This proposed plat contains 30 single-family lots, and is proposed as follows:

SITE TABULATION

- TOTAL # OF LOTS: 29 LOTS & 1 PARCEL
- TOTAL ACREAGE: 33.72 ACRES
- TOTAL ACREAGE IN LOTS: 27.92 ACRES
- TOTAL OPEN SPACE: 0.65 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.65 ACRES
- AVERAGE LOT SIZE: 1 ACRE & 43,436 SQFT.
- LARGEST LOT SIZE: 1.53 ACRES
- SMALLEST LOT SIZE: 0.53 ACRES
- OVERALL DENSITY: 0.80 UNITS/ACRE (PER MASTER PLAN)

Surrounding properties

North – Future Arrival phases

West – Future Arrival phases

East – Existing North Ranch neighborhood

South – Future Clearview Estates development

Roads/Traffic

These 30 lots will gain access from Lakeview Lane, through the existing North Ranch neighborhood. City Code and the Fire Code do not allow more than 30 lots on one access. This means that a second, primary access will be required to come through the Clearview Estates property to the south for additional phases of this project.

As you know, many of the neighbors in the North Ranch neighborhood are concerned with the existing state of Canyon Wash Road and the additional traffic and construction vehicles that would travel down that road. The City Council discussed these concerns at length on August 20, and the

following items are proposed to be completed by both the City and the developer (to be detailed in the master development agreement):

1. The City is currently gathering data of the speed and volume of vehicles on Canyon Wash Drive, and will likely then move the monitoring equipment to Lakeview Lane for additional testing. This will establish a baseline.
2. The first phase of traffic calming measures will likely involve painting travel lane strips on Canyon Wash Drive, with 20-22 feet of travel lanes and 5-6 feet of shoulder, providing a visual separation between the pedestrians and vehicles.
3. The speed and volume will again be monitored on the roadway.
4. Speed dips (waterways) may then be added to the roadway at strategic locations to physically slow down vehicles.
5. Speed and volume monitoring will occur again.
6. Additional calming measures may be provided, including a trail on Lakeview Lane, flashing speed limit or pedestrian crossing signs, etc.

The Council also wanted to guide construction traffic up Mustang Drive, through the Valley View subdivision, to Lakeview Lane. This would be done with an "Arrival Construction Entrance" sign at the intersection of Mustang and SR73, and possibly a sign at Canyon Wash and SR73 stating "No Construction Vehicles Allowed."

At the request of the Planning Commission, the developer has adjusted the internal road configuration of this plat to direct vehicles to the south, through Clearview Estates, rather than out onto Lakeview Lane and Canyon Wash Drive. This will obviously not make a difference for this first phase of development, but as soon as the second access is provided, the traffic will be naturally led to that access. Residents in attendance at the Planning Commission meeting responded positively to this change.

Parks, Open Space, Trails

This project contains a density of less than 0.8 units per acre, and is within the Base Density Residential Tier. No improved open space is required for Base Density developments. A 20-foot trail easement has been shown on the east and south boundary of this plat. The developer will be building a 6-foot wide asphalt trail within that easement, with the remainder intended for equestrian trail use. The section of asphalt trail included in this plat should be improved along with this plat, and must be completed prior to the issuance of 50% of the building permits.

Water Rights

The applicant will be purchasing water from the City for this project. This will take place prior to recording the subdivision plat.

Utilities

A water model is being completed by the applicant. This will provide information concerning any necessary off-site improvements. This water model will be completed prior to the master development agreement being completed, and details of off-site improvements will be provided in that agreement. This development will be dependent upon the results of that water model and Public Works' requirements based upon that model.

A storm drainage detention basin is being provided in this plat, along with storm drain easements, which will contain pipes, conveying the storm water between lots to the basin. The basin is positioned in the path of a natural drainage flow. This basin will be dedicated to the City with this plat.

The lots in this plat will include septic tanks. We recently received a letter from Lanty Ross at the Utah County Health Department, giving approval of the proposed subdivision, assuring us that the necessary procedures have been conducted to ensure that use of onsite septic systems will be feasible on this property, and that the water source will be acceptable. Percolation tests and soil exploration pits have been completed on each of the 28 lots. These tests will be repeated later for building permits.

RECOMMENDATION SECTION

Revisions to the plans may occur prior to the meeting. If any of the recommended conditions are completed in the revisions, we may propose new conditions of approval at the meeting. The following are the current recommended conditions of approval for the Arrival Phase A Plat 1 Preliminary and Final Plat:

- 1) Provide a completed water model. Applicant must comply with any Public Works Department requirements as a result of water model findings.
- 2) This approval is contingent upon the Arrival Master Development Agreement being completed and executed. Developer must comply with all requirements in that agreement, including any traffic calming or mitigation measures.
- 3) Developer shall install signs along SR73 directing construction traffic through Mustang Way and Horizon Drive, rather than Canyon Wash Drive, and shall direct contractors and home builders to use that entrance as well.

ATTACHMENTS:

- Proposed plans



VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1000.00	9°47'26"	170.88	N84°54'43"W	170.67
C2	1000.00	8°55'11"	155.68	N78°33'24"W	155.52
C3	272.00	18°42'37"	88.82	S80°27'07"E	88.43
C4	172.00	90°00'00"	270.18	N45°11'34"E	243.24
C5	200.00	35°11'34"	122.85	N72°35'47"E	120.92
C6	15.00	37°52'51"	9.92	S70°52'00"E	9.74
C7	2000.00	2°34'16"	89.75	N83°55'53"W	89.74
C8	975.00	7°47'33"	132.60	N85°54'40"W	132.50
C9	15.00	82°00'53"	21.47	N41°00'27"W	19.68
C10	15.50	102°52'44"	27.83	S51°26'22"W	24.24
C11	975.00	6°01'28"	102.52	N74°06'33"W	102.47
C12	297.00	18°42'37"	96.99	S80°27'07"E	96.56
C13	197.00	90°00'00"	309.45	N45°11'34"E	278.60
C14	15.00	90°00'00"	23.56	S45°11'34"W	21.21
C15	228.00	35°11'34"	140.04	N72°35'47"E	137.85

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C16	172.00	35°11'34"	105.65	N72°35'47"E	103.99
C17	60.00	171°03'14"	179.13	S42°32'48"W	119.63
C18	15.00	97°21'15"	25.49	N48°40'37"E	22.53
C19	60.00	104°30'04"	109.43	N75°49'23"E	94.88
C20	1975.00	2°34'16"	88.63	N83°55'53"W	88.62
C21	15.00	82°38'45"	21.64	N41°19'23"W	19.81
C22	15.50	97°20'10"	26.33	N48°40'05"E	23.28
C23	1025.00	7°08'36"	127.79	N86°14'08"W	127.71
C24	15.50	78°08'21"	21.14	S39°04'10"E	19.54
C25	1025.00	7°02'32"	125.98	N74°37'05"W	125.90
C26	247.00	18°42'37"	80.66	S80°27'07"E	80.30
C27	147.00	90°00'00"	230.91	N45°11'34"E	207.89
C28	15.00	43°10'23"	11.30	N21°23'38"W	11.04
C29	60.00	66°33'10"	69.69	N09°42'14"W	65.84
C31	297.00	8°37'40"	44.72	N75°24'39"W	44.68

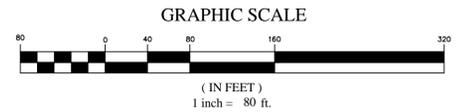
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CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C32	297.00	10°04'57"	52.26	N84°45'57"W	52.20
C33	197.00	9°20'46"	32.13	S85°31'11"W	32.10
C34	197.00	23°49'36"	81.92	S68°56'00"W	81.33
C35	197.00	28°02'14"	96.40	S43°00'05"W	95.44
C36	197.00	28°47'24"	98.99	S14°35'16"W	97.95
C37	247.00	14°45'32"	63.62	S82°25'40"E	63.45
C38	247.00	3°57'05"	17.03	S73°04'22"E	17.03
C45	2025.00	2°34'16"	90.87	N83°55'53"W	90.86

Line Table		
LINE	LENGTH	DIRECTION
L1	15.99	S89°48'26"E
L2	15.99	S89°48'26"E
L3	15.78	S00°11'34"W
L4	36.23	S89°48'26"E
L5	76.65	S89°48'26"E
L6	15.99	S89°48'26"E

SITE TABULATION

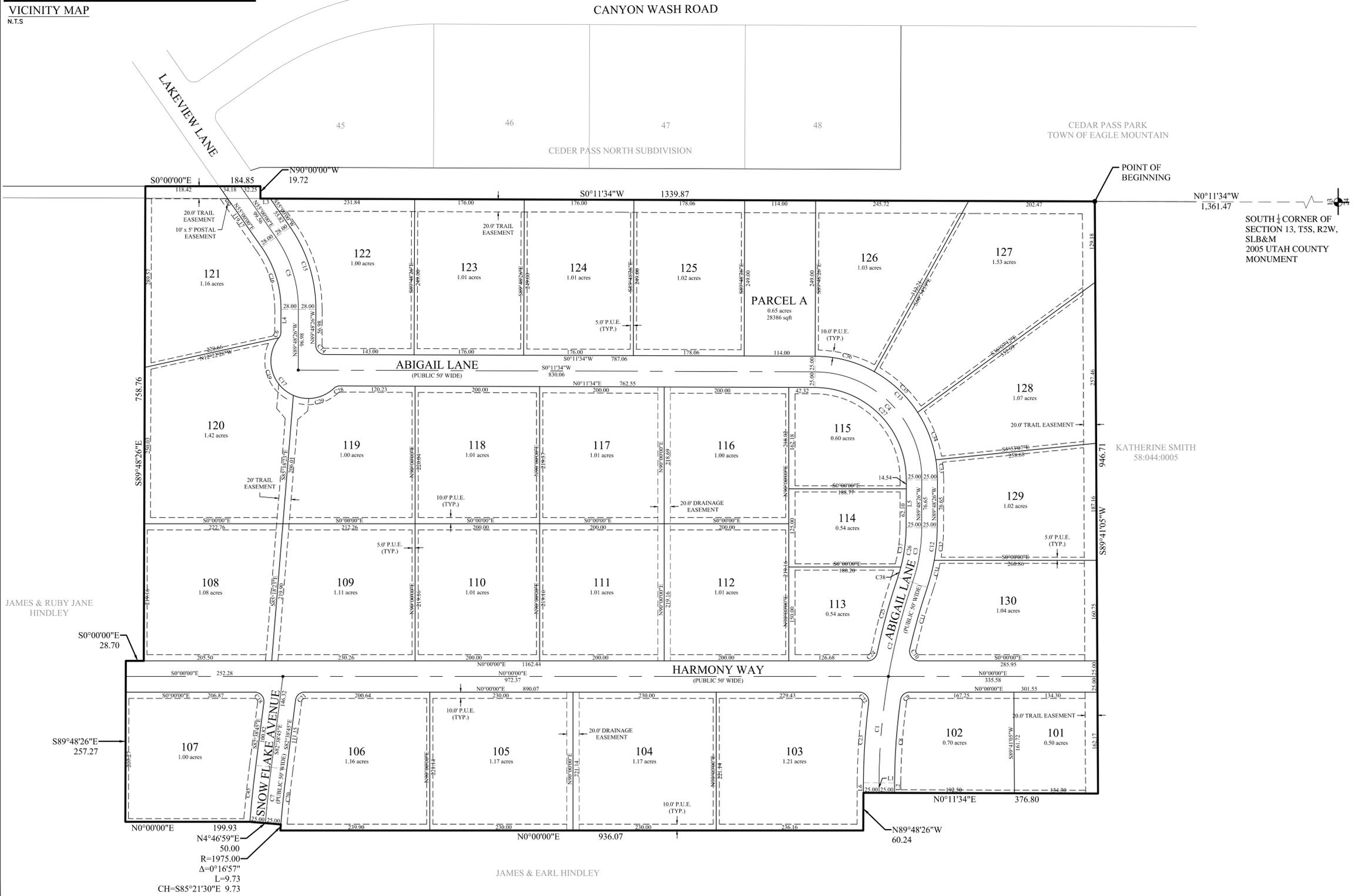
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NOTES:

- PARCEL A TO BE OWNED AND MAINTAINED BY EAGLE MOUNTAIN CITY.
 - PARCEL A TO BE A DRAINAGE AND PUBLIC UTILITY EASEMENT.
- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, / THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH ST. CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SUR' OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CC AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, / THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON ' GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A portion of the SW 1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more partic described as follows:
Beginning at the southeast corner of that Real Property described in Deed Entry 64075:2011 of the Of Records of Utah County which is coincident with the westerly line of CEDAR PASS NORTH Subdivision Plat according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being to N0°11'34"E along the 1/4 Section line 1,361.66 feet from the South 1/4 Corner of Section 13, T5S, R2W, S.L.B.&M then S89°41'39"W along said deed and extension thereof 946.71 feet; thence N0°11'34"E 376.46 feet; th N89°48'26"W 60.24 feet; thence North 936.07 feet; thence Southeasterly along the arc of a 1,975.00 foot r; non-tangent curve (radius bears: S4°30'02"W) 9.74 feet through a central angle of 0°16'57" (chord: S85°21'30"E feet); thence N4°46'59"E 50.00 feet; thence North 199.93 feet; thence S89°48'26"E 257.27 feet; thence South 28.70 feet; thence S89°48'26"E 758.76 feet to the westerly line of said CEDAR PASS NORTH Subdivision Plat "A"; thence S along said Plat 184.85 feet; thence West along said Plat 19.72 feet; thence S0°11'34"W along said Plat 1,339.69 feet to the point of beginning.

DATE _____ PROFESSIONAL LAND SURVEYOR _____

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL OF THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THAT 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGEMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGN OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UT.

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

APPROVED: _____ ATTEST: _____

MAYOR (SEE SEAL BELOW) _____ 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. 20____.

CITY ENGINEER _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY

CITY ATTORNEY _____

ARRIVAL PHASE A PLAT 1
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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