

ENT 3057:2011 PG 1 of 20  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Jan 11 10:45 am FEE 0.00 BY ED  
RECORDED FOR EAGLE MOUNTAIN CITY

**ORDINANCE NO. O-21 2010**

**AN ORDINANCE APPROVING POLE CANYON ANNEXATION PETITIONS  
#1 AND 2 ANNEXING AN AREA OF APPROXIMATELY 3,124 ACRES OF LAND  
COMMONLY KNOWN AS THE "POLE CANYON ANNEXATION" TO  
EAGLE MOUNTAIN CITY, UTAH, AMENDING THE GENERAL PLAN OF EAGLE  
MOUNTAIN CITY, ESTABLISHING ZONING REGULATIONS FOR THE LANDS IN  
THE POLE CANYON ANNEXATION AND APPROVING THE MASTER  
DEVELOPMENT PLAN FOR THE POLE CANYON ANNEXATION  
POLE CANYON NO. 1 ADDITION  
POLE CANYON NO. 2 ADDITION**

*PREAMBLE*

The City Council of the Eagle Mountain City finds that the owners of certain real property described in the Pole Canyon Annexation Petitions #1 and #2 ("the Petitions") petitioned for annexation of the real property described in the Petitions to the corporate limits of Eagle Mountain City and that all required notices have been given and provided to affected entities and others as required by law and that the Petitions for annexation should be granted.

The real property described in the Petitions is an unincorporated area contiguous to the current boundary of Eagle Mountain City and the annexation will not leave or create an unincorporated island or peninsula.

The City Council finds that the General Plan of Eagle Mountain City ("the City") should be amended as set forth on Exhibit 2 to include the Pole Canyon Annexation area within the General Plan of the City.

The City Council finds that it is in the public interest to establish zoning regulations for the lands of the Petitioners in the Pole Canyon Annexation area as set forth more specifically on Exhibit 3 with respect to the lands of the Petitioners only and that all lands other than the lands of the Petitioners should remain zoned as provided by Utah County prior to the annexation of such lands to the City.

The City Council further finds that Exhibit 3 should be approved as the Master Development Plan Land Use Element for the lands of the Petitioners in the annexed area.

The City Council finds that it is in the public interest to annex the real property described in the Petitions for annexation and in Exhibit 1 to Eagle Mountain City.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The real property described on the attached annexation plats, referred to as Exhibit 1, are hereby annexed to Eagle Mountain City and the corporate limits of Eagle Mountain City are hereby amended and extended to incorporate the real property described in Exhibit 1.

*\* THIS SECOND RECORDING IS TO INCLUDE A ZONING MAP FOR POLE CANYON ANNEXATIONS*

2. The General Plan for Eagle Mountain City is hereby amended to incorporate the lands in the Pole Canyon Annexation for future land use as described specifically on Exhibit 2 (General Plan).

3. The lands of the Petitioners for annexation within the Pole Canyon Annexation area shall be subject to the zoning regulations and zoning set forth specifically on Exhibit 3 which is approved as the Land Use Element of the Master Development Plan for the Pole Canyon annexed area. All lands not owned by the Petitioners for annexation as of the date of the Petitions for annexation are hereby zoned for the land uses allowed by Utah County as of the date of this Ordinance.

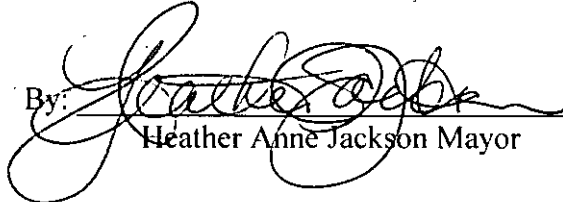
4. The Master Development Plan presented to the City Council for the annexed area consisting of the Land Use Element of the "Pole Canyon Annexation Agreement and Master Development Agreement" are hereby approved.

5. Amended Articles of Incorporation shall be filed with the Utah Lieutenant Governor's office as required by law and all other notices and documents required by law shall be executed, recorded and filed by the Mayor and the City Recorder..

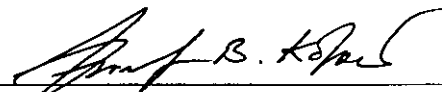
6. This ordinance shall be effective on the date of its first publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 28 day of December, 2010.

EAGLE MOUNTAIN CITY, UTAH

By:   
Heather Anne Jackson Mayor

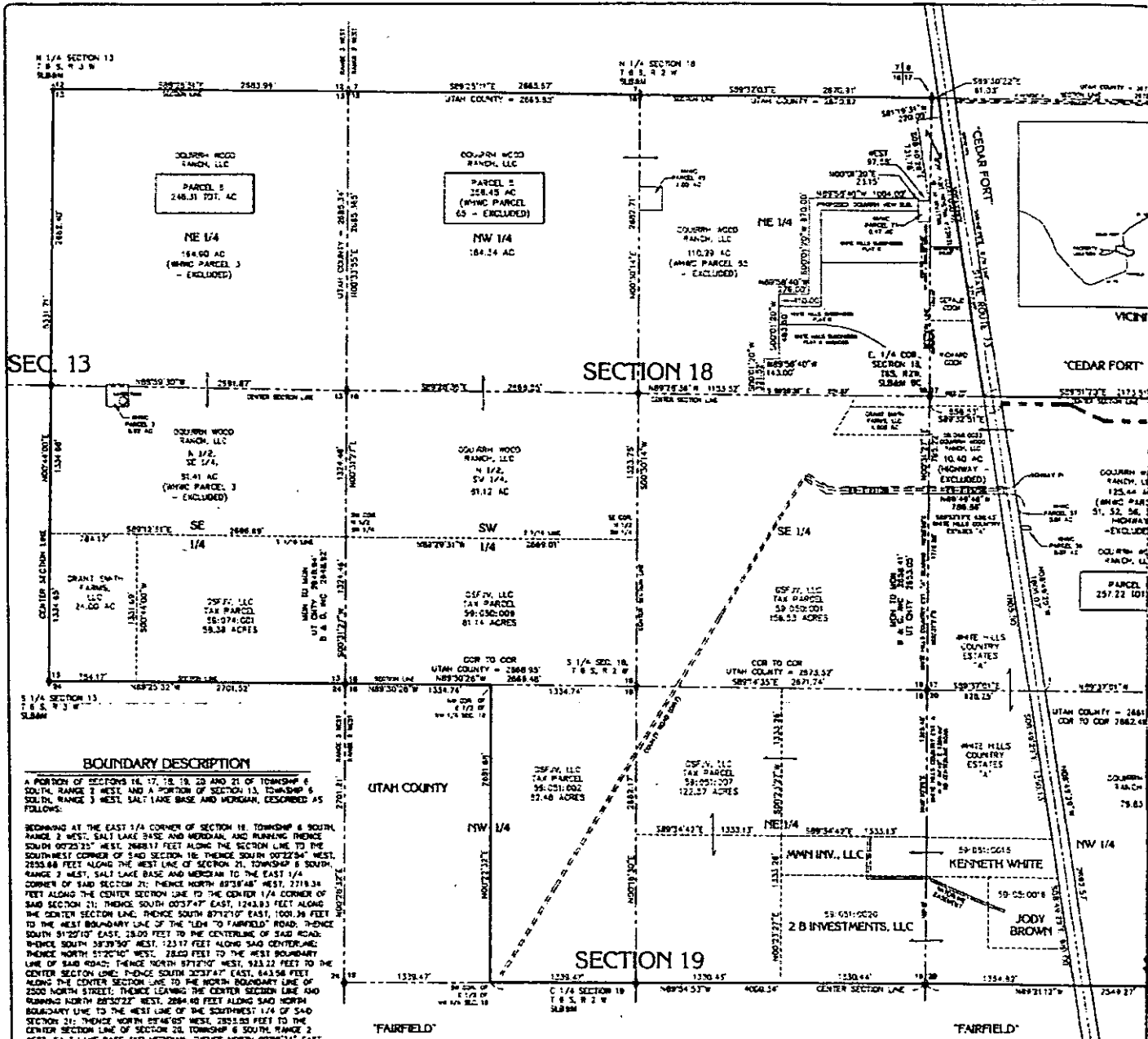
ATTEST:

  
Fionnuala B. Kofoed, City Recorder



# **EXHIBIT**

## **1**



**BOUNDARY DESCRIPTION**

A PORTION OF SECTIONS 13, 17, 18, 19, AND 21 OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 07°23'21" WEST, 2681.17 FEET ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 07°23'21" WEST, 2553.84 FEET ALONG THE WEST LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 87°12'48" WEST, 2718.34 FEET ALONG THE CENTER SECTION LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 07°37'47" EAST, 1248.83 FEET ALONG THE CENTER SECTION LINE; THENCE SOUTH 87°12'48" EAST, 1001.38 FEET TO THE WEST BOUNDARY LINE OF THE "16th TO FAIRFIELD" ROAD; THENCE SOUTH 81°27'10" EAST, 2820 FEET TO THE CENTERLINE OF SAID ROAD; THENCE SOUTH 87°12'48" WEST, 1231.77 FEET ALONG SAID CENTERLINE; THENCE NORTH 81°27'10" WEST, 2820 FEET TO THE WEST BOUNDARY LINE OF SAID ROAD; THENCE NORTH 87°12'48" WEST, 923.22 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 07°37'47" EAST, 642.96 FEET ALONG THE CENTER SECTION LINE TO THE NORTH BOUNDARY LINE OF 2500 NORTH STREET; THENCE LEAVING THE CENTER SECTION LINE AND RUNNING NORTH 87°32'22" WEST, 2884.40 FEET ALONG SAID NORTH BOUNDARY LINE TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 87°12'48" WEST, 2553.84 FEET TO THE CENTER SECTION LINE OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°26'34" EAST, 1803.15 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 87°12'48" WEST, 2548.27 FEET ALONG THE CENTER SECTION LINE TO THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 87°34'52" WEST, 4000.31 FEET ALONG THE CENTER SECTION LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 07°23'21" EAST, 2891.85 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 87°12'48" WEST, 1334.74 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 87°23'21" WEST, 2701.53 FEET ALONG THE SOUTH LINE OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 07°44'07" EAST, 5331.71 FEET ALONG THE CENTER SECTION LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 87°32'22" EAST, 2620.91 FEET ALONG THE CORNER OF SAID SECTION 13 TO THE NORTH-EAST CORNER OF SAID SECTION 18; THENCE SOUTH 87°32'22" EAST, 61.83 FEET ALONG THE NORTH LINE OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE WESTERN RIGHT-OF-WAY LINE OF "STATE ROUTE 73"; THENCE SOUTH 07°41'19" EAST, 2771.10 FEET ALONG SAID RIGHT-OF-WAY TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE SOUTH 87°12'48" EAST, 2172.51 FEET ALONG THE CENTER SECTION LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 18; THENCE SOUTH 87°12'48" EAST, 2553.84 FEET ALONG THE CENTER SECTION LINE TO THE EAST 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 87°12'48" EAST, 2512.12 FEET ALONG THE CENTER SECTION LINE TO THE CENTER 1/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°12'48" EAST, 2718.22 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 2,787.46 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, KEVAN L. BRADY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, THAT I HOLD CERTIFICATE NO. 177128 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT THIS PLAN REPRESENTS THE LANDS TO BE ADDED TO THE CITY OF "EAGLE MOUNTAIN", UTAH COUNTY, UTAH. THIS ADVERTISEMENT IS TO BE HEREAFTER KNOWN AS "POLE CANYON No. 1 ADDITION".

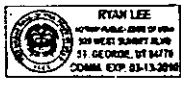


KEVAN L. BRADY PLS No. 177128

**ACKNOWLEDGEMENT (SURVEYOR)**

STATE OF UTAH }  
 COUNTY OF WASHINGTON } SS.  
 ON THIS 15th DAY OF SEPTEMBER, 2008, BEFORE ME PERSONALLY APPEARED KEVAN L. BRADY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING SURVEYOR'S CERTIFICATE, AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

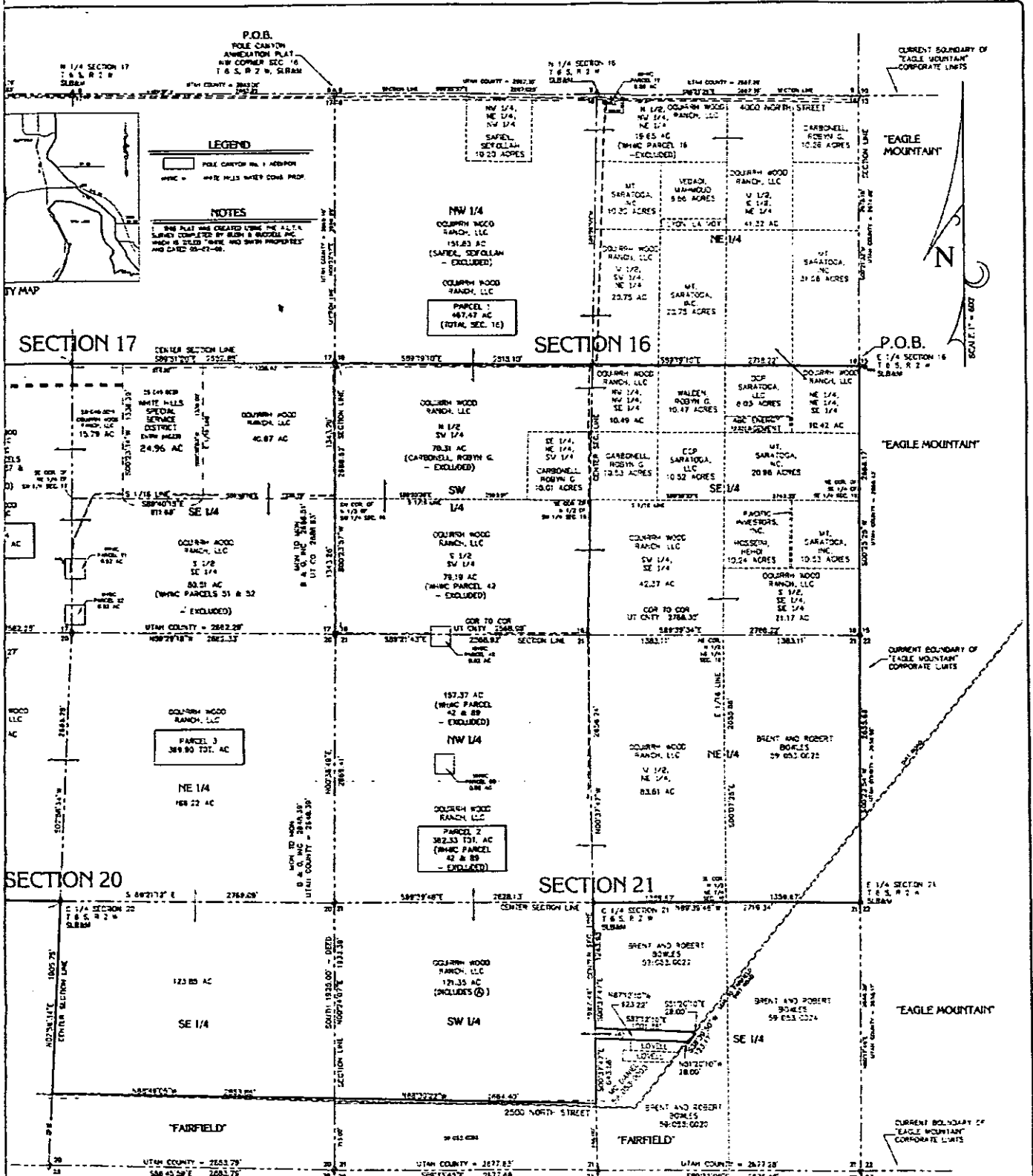
MY COMMISSION EXPIRES: 12/31/11



**BUNDY SURVEYING INCORPORATED**  
 1704 WEST SHARPE BLVD. ST. GEORGE, UTAH 84778  
 PHONE: (435) 648-1900

**SURVEY LOCATION:** SEC. 18, TWP. 21, R. 2 W. SEC. 13, R. 2E, S. 83.34

**MAP DATE:** SEPTEMBER 15, 2008



**LEGEND**

POLE CANYON No. 1 ADDITION

UTAH COUNTY = 2842.25'

**NOTES**

ONE PART HAS CREATED UNDER THE A.L.C.A. PLAT COMPLETED BY BUSH & MCGILL INC. UNDER A TITLE "WAVE AND SWAN PROPERTIES" AND DATED 10-27-08.

**ACCEPTANCE BY THE LEGISLATIVE BODY**

BE THE DAY CLERK COUNCIL OF THE CITY OF EAGLE MOUNTAIN UTAH, HAVE RECEIVED A REQUEST TO PURSUE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OF CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE FOREGOING PROPERTY AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18-7-115 UTAH CODE ANNOTATED, AS AMENDED; AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF EAGLE MOUNTAIN CITY, TO BE KNOWN HERE AFTER AS THE POLY-CANYON No. 1 ADDITION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

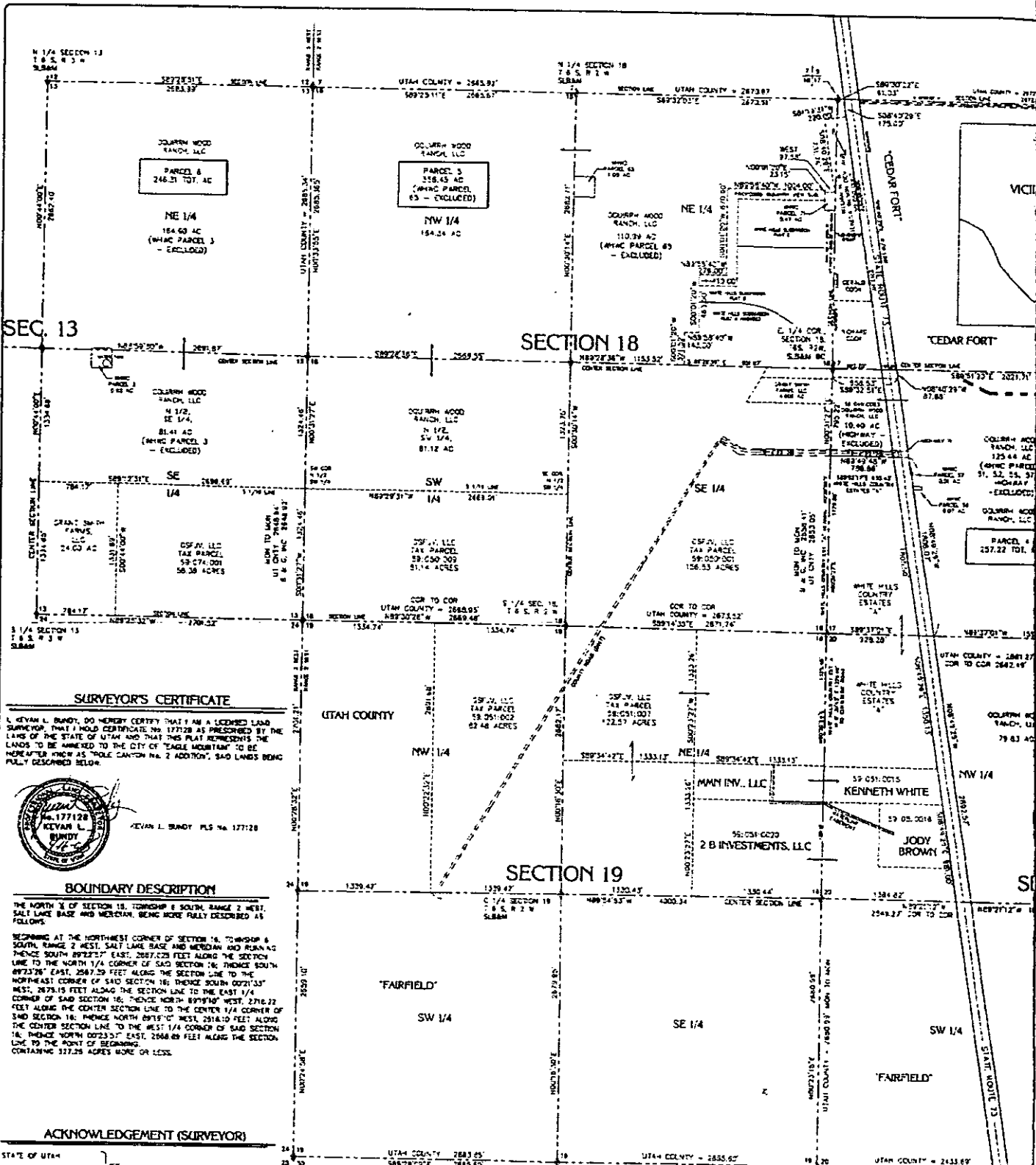
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\_\_\_\_\_

\_\_\_\_\_

CLERK-RECORDER

**EAGLE MOUNTAIN ANNEXATION PETITION**  
**POLE CANYON No. 1 ADDITION**



**SURVEYOR'S CERTIFICATE**  
 I, KEVAN L. BUNDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, THAT I HOLD CERTIFICATE NO. 177128 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT THIS PLAT REPRESENTS THE LANDS TO BE HIRED TO THE CITY OF "EAGLE MOUNTAIN" TO BE MORE FULLY KNOWN AS "TOLE CANYON No. 2 ADDITION", SAID LANDS BEING FULLY DESCRIBED BELOW.



KEVAN L. BUNDY PLS No. 177128

**BOUNDARY DESCRIPTION**  
 THE NORTH 1/4 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°22'57" EAST, 2867.025 FEET ALONG THE SECTION LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE SOUTH 89°23'28" EAST, 2847.29 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00°21'33" WEST, 2873.15 FEET ALONG THE SECTION LINE TO THE EAST 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 89°19'40" WEST, 2716.22 FEET ALONG THE CENTER SECTION LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 89°15'00" WEST, 2918.10 FEET ALONG THE CENTER SECTION LINE TO THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 00°23'37" EAST, 2868.68 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.  
 CONTAINING 317.25 ACRES MORE OR LESS.

**ACKNOWLEDGEMENT (SURVEYOR)**  
 STATE OF UTAH }  
 COUNTY OF WASHINGTON } SS.  
 ON THIS 15 DAY OF SEPTEMBER 2008, BEFORE ME PERSONALLY APPEARED KEVAN L. BUNDY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME BY THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, SWORN BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING SURVEYOR'S CERTIFICATE, AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

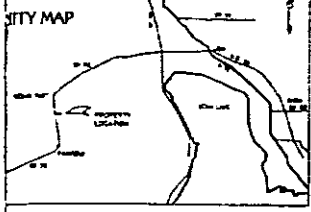
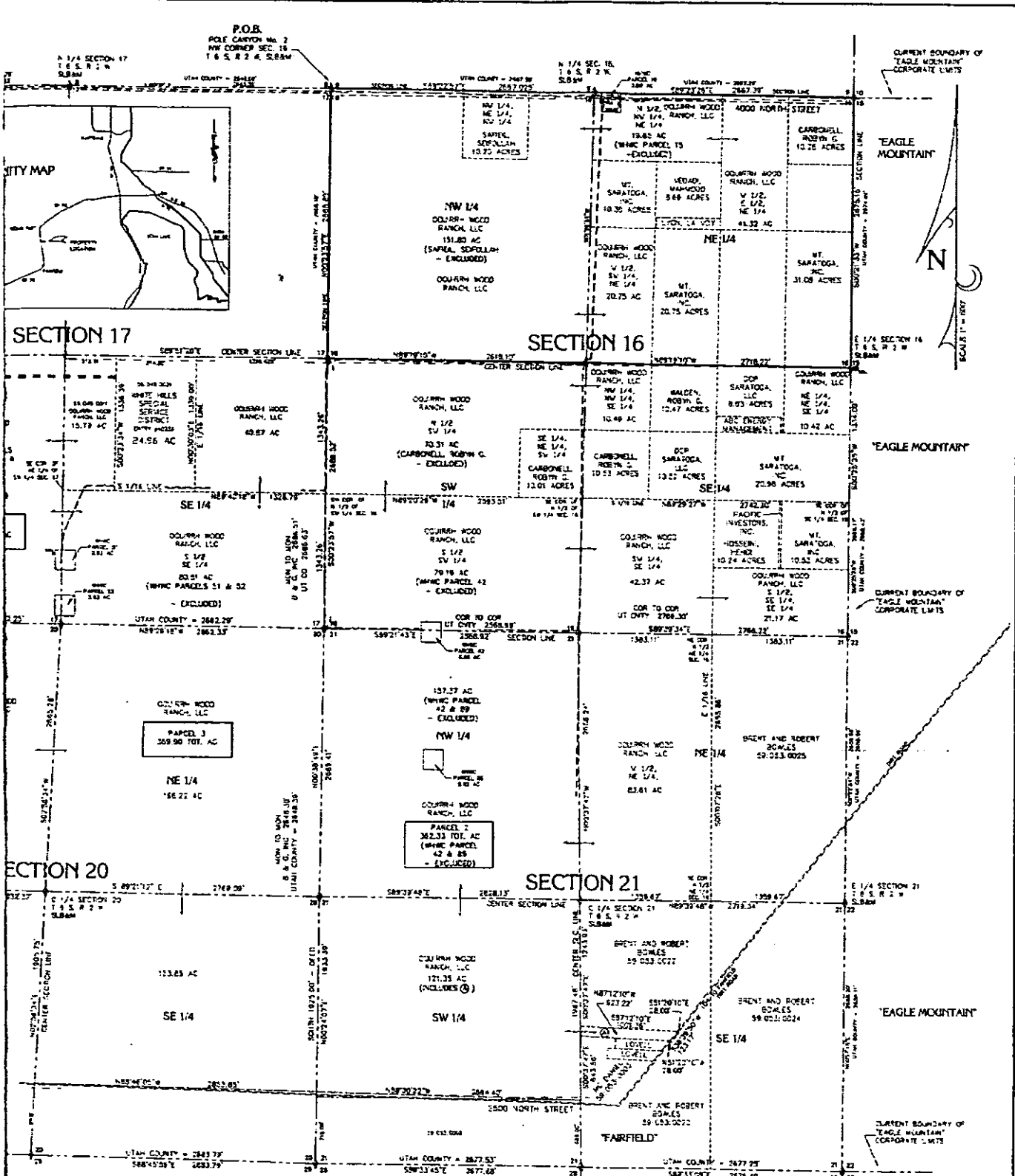
NOTARY PUBLIC  
 RESIDING IN WASHINGTON COUNTY, STATE OF UTAH  
 MY COMMISSION EXPIRES: 12/31/2011



**LEGEND**  
 [Symbol] TOLE CANYON No. 2 ADDITION  
 [Symbol] WHITE HILLS COUNTRY ESTATES, PROP.

**NOTES**  
 1. THIS PLAT WAS CREATED USING THE ALTA SURVEY COMPLETED BY BUNDY & ASSOCIATES, INC. UNDER FIELD NOTES AND SURVEY PROFILES AND DATED 05-02-08.

**BUNDY SURVEYING INCORPORATED**  
 1704 WEST BRUNDT BLVD., ST. GEORGE, UTAH 84770  
 PHONE: 435-188-1100  
 SURVEY LOCATION: SECTIONS 18 & 19, T8S, R2W, S18M  
 MAP DATE: SEPTEMBER 15, 2008



**ACCEPTANCE BY THE LEGISLATIVE BODY**

WE, THE EAGLE MOUNTAIN CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, UTAH, HAVE RECEIVED A REQUEST TO REPEAL THE PROVISIONS OF THE CHARTER OF THE CITY OF EAGLE MOUNTAIN, UTAH, WHICH PROVIDES THAT THE CITY CANNOT ANNEX AN UNINCORPORATED AREA OF LAND WITHIN ITS BOUNDARIES UNLESS THE AREA IS CONTIGUOUS TO THE CITY AND SO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS DETERMINATION TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY, AS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE UNCHANGED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF EAGLE MOUNTAIN CITY, TO BE KNOWN HERE AFTER AS THE POLE CANYON No. 2 ADDITION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 CITY MANAGER

**EAGLE MOUNTAIN  
 ANNEXATION PETITION  
 POLE CANYON No. 2 ADDITION**

# **EXHIBIT**

## **2**



## CHAPTER 2- LAND USE

The Land Use element is a core feature of this General Plan. This Chapter presents general land use practices along with the master development plan/agreement process. It also describes approved master development plans and then concludes with a section describing the main issues regarding density and development within Eagle Mountain City.

Section 10-9-403 of the Utah Code requires municipalities to "designate the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate."

Map 2, *Future Land Use and Transportation Corridor Plan* has been prepared to meet this requirement of the State Code. Its purpose is to broadly identify potential land uses and transportation corridors that could eventually be present in the City. It has been adopted by the City Council and serves as the primary source for future land use planning within the City.

Although not a zoning map, the Future Land Use and Transportation Corridors Map does classify land according to several broad land use categories. In no case are these designations absolute, nor do they take the place of a parcel's current zoning as designated by the official zoning map or the Development Code. The purpose of these categories is to represent the land uses that are believed to be the most likely and feasible for each area as the City continues to grow and mature.

*MIXED USE: COMMERCIAL*- This category is for areas where retail and office development occurs at traditionally desirable locations including the

intersections of major streets, appropriate neighborhood activity centers or adjacent to other compatible land uses. Appropriate industrial uses will be considered for compatibility with surrounding developments. It is anticipated that development will primarily be non-residential; however, mixed-use developments that incorporate medium and high-density housing types may be recommended by the Planning Commission and approved by the City Council during the zoning process.

*MIXED USE: RESIDENTIAL*- This category will allow a mix of residential densities and small-scale commercial such as restaurants, retail shops, professional services and entertainment. The Planning Commission will recommend and the City Council may approve the commercial uses that are deemed appropriate for this category.

*INDUSTRIAL*- This category is for areas of the city that are suitable for industrial parks and warehouses, research and development uses, manufacturing, corporate offices or campuses, and similar uses. Industrial areas should generally locate along major transportation corridors and must be separated or buffered from residential development. Housing should not be considered in these areas.

*APPROVED MASTER DEVELOPMENT PLANS*- Several Master Development Plans have been approved by the City. They include: The Ranches, The Villages at Eagle Mountain, Sage Valley, and Silver Lake. This land use category also includes the approved subdivisions of North Ranch, Meadow Ranch, and Cedar Pass Ranch.

*RURAL RESIDENTIAL*- This category is for larger lots and may be developed with rural infrastructure improvements. Rural Residential properties, because of their location and character, are generally to be developed with lower densities.

*AGRICULTURAL*- These are lands that are currently zoned for agricultural uses and

will likely remain so into the foreseeable future.

**AIRPORT-** This category contains property to be used for airports and associated aviation uses. This land use category may also have commercial, restaurants, offices, light industrial, shipping, warehousing, lodging, or other non-residential uses that affiliate with the airport. The Planning Commission may recommend and the City Council approve of residential uses when they are logically planned and presented as part of a mixed use Master Development Plan.

**AGRICULTURAL PROTECTION AREA-** This category recognizes property which has been designated by the City for an agriculture protection area, which is meant to protect ongoing agricultural activities on the parcel from future development.

When designating or changing land uses and zoning, there is always a presumption in favor of the property owners' desired land use or zoning designation.

When a land use development application is received by the City it will be evaluated for consistency with Map 2, *Future Land Use and Transportation Corridor Plan*, and then reviewed by the Planning Commission and City Council.

**GENERAL LAND USE PRACTICES**

The City encourages a combination of land uses that are integrated into master-planned communities. The purpose of this section is to identify general land use practices that foster good design and mitigate conflict between adjacent properties.

**PLAN.** It is the intent of the City to adopt land use practices that focus on compatible land uses and an effective use of open space.

**POLICIES.** The following policies for general land use practices are consistent with the City's goals:

- **COMPATIBLE LAND USES.** That the City plans adjacent land uses which are compatible with one another.
- **USE OF OPEN SPACE.** That the City encourages efficient use of dedicated open spaces for recreational, cultural, and historic purposes.

**MASTER DEVELOPMENT PLAN/AGREEMENT PROCESS**

Land uses impact a community's appearance and function. The City encourages the review and approval of large land areas as a Master Development Plan (MDP). This allows the City to evaluate environmental hazards, general land use layouts, densities, major road locations and sizes, parks, utility locations and sizes; not on a neighborhood level, but rather a community level. The MDP process facilitates the comprehensive design and integration of land uses. Once the MDP process is complete, development occurs through the Subdivision, Concept Plan, Preliminary Plat and Final Plat processes. The Plans and Policies of this General Plan should serve as a guide for land use throughout the Master Development Plan process.

Map 3, *Master Development Plans*, shows all of the Master Development Plan areas within the City.

There are several thousand acres within the City that have not yet been approved as part of an MDP. Many of these acres are contained in large, contiguous land holdings.

**PLAN.** It is the intent of the City to encourage development through the Master Development Plan process.

**POLICIES.** The following policies for master development plans are consistent with the City's goals:

- **MASTER DEVELOPMENT PLANNING PROCESS.** That development proposals (as defined in the Development Code) undergo the master development plan process to demonstrate: 1) impact on the City's General Plan in its entirety; 2) financial feasibility; 3) appropriate land uses; 4) compliance with maximum allowed densities or bonus densities; and 4) proper timing of construction of public facilities.
- **CONSISTENCY WITH FUTURE LAND USE PLAN.** Master Development Plans will be integrated into the Future Land Use Plan as defined on Map 2, *Future Land Use & Transportation Corridor Plan*.

## **THE RANCHES MDP AGREEMENT**

The Ranches Master Development Plan contains approximately 2,381 acres and has a potential for 6,564 dwelling units. This allows for a total gross density of about 2.8 units per acre. There are a variety of land use densities and activity centers designated within the plan area.

The Ranches' plan contains Village Core neighborhoods where retail and high-density multi-family housing, surrounded by medium and low density neighborhoods, parks, a golf course, a fire station and a series of open space corridors that contain trails and connecting pathways. The Ranches was intended to be a pedestrian-friendly development and thus provides an assortment of trails and pathways for

walking, cycling and equestrian use. Also, large areas of open space have been set aside and dedicated to the City in exchange for higher density residential lots and units that are clustered and "transferred" into buildable lands within the Plan area.

The Ranches MDP includes the Ranches Community Design Guidelines. This document has been adopted by the City Council in place of the City's ordinance for architectural and urban design, including landscaping, architecture and streetscape amenities within The Ranches.

**PLAN & POLICIES.** Part of the master development plan process is the execution of a master development plan agreement between the City and the master developer. The agreement vests the master developer with a density maximum and obligates them to complete certain requirements and improvements. In some cases the agreement grants an allowance that may differ from the present adopted ordinances. Current or future ordinances that do not materially reduce the developers' density vesting may be applied to vested master development plans. It is the policy of the City to work with the developers in honoring and fulfilling master development agreements while allowing for unforeseen realities that may have arisen through the administration and construction of the project.

## **EAGLE MOUNTAIN PROPERTIES MDP AGREEMENT**

The Villages at Eagle Mountain is a large master planned area in the south/central portion of the City. This Master Plan was based upon large land holdings of approximately 7,610 acres and a total of 22,930 dwelling units. The plan calls for a variety of housing types, from low density (1 & 2 acre lots) to medium to high-density neighborhoods.

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**LAND USE**

The Eagle Mountain Properties plan contains the Jake Garn Airport, a master planned airpark designed to provide a "fly-in" residential community, retail, office, warehouse and many other airport related land uses. This airport is projected to eventually have a 10,000-foot runway and is hoped to become a principal freight and corporate air facility.

The plan also uses village cores to create retail, office and high-density multi-family projects. There are large regional parks, open spaces, trails and specific designs through several neighborhoods that are intended to allow for pedestrian access to other neighborhoods, parks and retail centers.

This master plan follows the City's architectural and landscaping requirements in the Development Code except where individual developers have proposed alternative design guidelines that the City has adopted in place of the codified requirements.

**PLAN & POLICIES.** Part of the master plan process is the execution of a master development plan agreement between the City and the master developer. The agreement vests the master developer with density maximums and obligates them to complete certain requirements and improvements. In some cases the agreement grants allowances that may differ from the present adopted ordinances. Current or future ordinances that do not materially reduce the developers' density vesting may be applied to vested master development plans. It is the policy of the City to work with the developers in honoring and fulfilling master development agreements while allowing for unforeseen realities that may have arisen through the administration and construction of the project.

## **SCHOOL INSTITUTIONAL TRUST LANDS**

## **ADMINISTRATION MDP AGREEMENT**

The School & Institutional Trust Lands Administration (SITLA) owns two large parcels of land commonly referred to as Mid-Valley and Pony Express, which have both been master planned. SITLA is a state agency that has the charge of managing properties to their highest potential to benefit the school children of the State of Utah. The Mid-Valley and Pony Express parcels are approximately 1,188 and 160 acres respectively, and have a potential for 4,017 total residential units.

The Pony Express Parcel is located directly west of the Overland Trails Phase 1 Subdivision, which is part of Eagle Mountain Properties' Master Development Plan, and south of the Pony Express Regional Park. This parcel was approved with land uses consisting of a school site, residential, landscape buffer, high density, and commercial. Transitioning between the Pony Express Parcel and the existing larger lot Overland Trails Subdivision will be accomplished with the buffers of a school, park, and half acre lots.

The Mid-Valley parcel is approximately 1,200 acres in size and is located directly between The Ranches and Eagle Mountain Properties Master Plan. As such there are several important transportation corridors that traverse this parcel. These transportation corridors should be used to separate different land uses and density. Additionally, SITLA's proposed land uses should be reflected in the proposed General Plan.

There are several different patterns of development that the City might anticipate in the future with the development of the Pony Express and Mid-Valley Parcels. These patterns may include a few large lots ranging from .5 to 3 acres in size. The requirements for larger lots occur when transitioning away from existing or planned larger lot subdivisions. Indications are that

**LAND USE**

the majority of the lots will be configured with a minimum 60-foot frontage and a depth of 85 feet (a minimum lot size of 5,000 square feet). Another pattern of development that is possible is a semi-new urbanism pattern along the north leg of Sweetwater Road with houses fronting this street. This concept would present short setbacks along Sweetwater Road and an enlarged park strip with a mix of residential and commercial land uses.

This MDP will follow the City's architectural requirements adopted in the Development Code. Additional requirements relating to masonry are also included in the MDP.

**PLAN & POLICIES.** Part of the master plan process is the execution of a master development plan agreement between the City and the master developer. The agreement vests the master developer with density maximums and obligates them to complete certain requirements and improvements. In some cases the agreement's negotiated allowance may differ from the present adopted ordinances. Current ordinances that do not materially reduce the developers' density vesting are applicable to adopted master development plans. It is the policy of the City to work with the developers in honoring and fulfilling master development agreements while allowing for unforeseen realities that may have arisen through the administration and construction of the master development plan.

## **SILVER LAKE MDP AGREEMENT**

The Silver Lake development is located on the eastern edge of the City and has a gross density of 4.3 dwelling units per acre. Specifically, 2,101 dwelling units may be constructed within this development. The development has planned several amenities, including an amphitheater, community park and elementary school.

The Silver Lake Master Plan has committed that the project will use the following standards for single-family lot requirements: a minimum lot size of 6,000 square feet; an average lot size of 7,500 square feet; and lot frontage no less than 60 feet. The project will provide different housing types, including variations in house size and architectural requirements.

Included in the Silver Lake Master Development Plan is the requirement to comply with The Ranches Community Design Guidelines. This document has been adopted by the City Council in place of the City's ordinance for architectural and urban design, including landscaping, architecture and streetscape amenities.

**PLAN & POLICIES.** Part of the master plan process is the execution of a Master Development Plan Agreement between the City and the master developer. The agreement vests the master developer with density maximums and obligates them to complete certain requirements and improvements. In some cases the agreement's negotiated allowance may differ from the present adopted ordinances. Current ordinances that do not materially reduce the developers' density vesting are applicable to adopted master development plans. It is the policy of the City to work with the developers in honoring and fulfilling master development agreements while allowing for unforeseen realities that may have arisen through the administration and construction of the master development plan.

## **DENSITY INVENTORY**

The number of residential units developed on a specific land area (usually measured in square acres) is referred to as density. Specifically, density is the calculation of the number of residential units divided by the acreage. In the past, Eagle Mountain's General Plan has encouraged a pattern of development that aimed for higher densities

**LAND USE**

offset by large tracts of open space.

It is noteworthy that some of the City's approved master development plans vest an exact density to specific parcels within the project, while others have only a density cap for the entire project (meaning that specific densities are not assigned to individual parcels within the project). For this reason it is difficult to know precisely where higher density will be allocated within some of the MDP's.

The City has already granted density for the construction of 33,538 units, subject to available water resources and utility capacity, amongst all of the adopted master development plans. Of those, approximately 6,000 units have been approved for platting (subdividing lots). It is estimated that there are approximately 2000 homes already constructed in the City. Close to 27,500 units remain that could be constructed without the City approving another master development plan. The City's average household size of 4.06 multiplied by the granted density (33,538 units) yields a projected population of 136,164 upon completion of all construction.

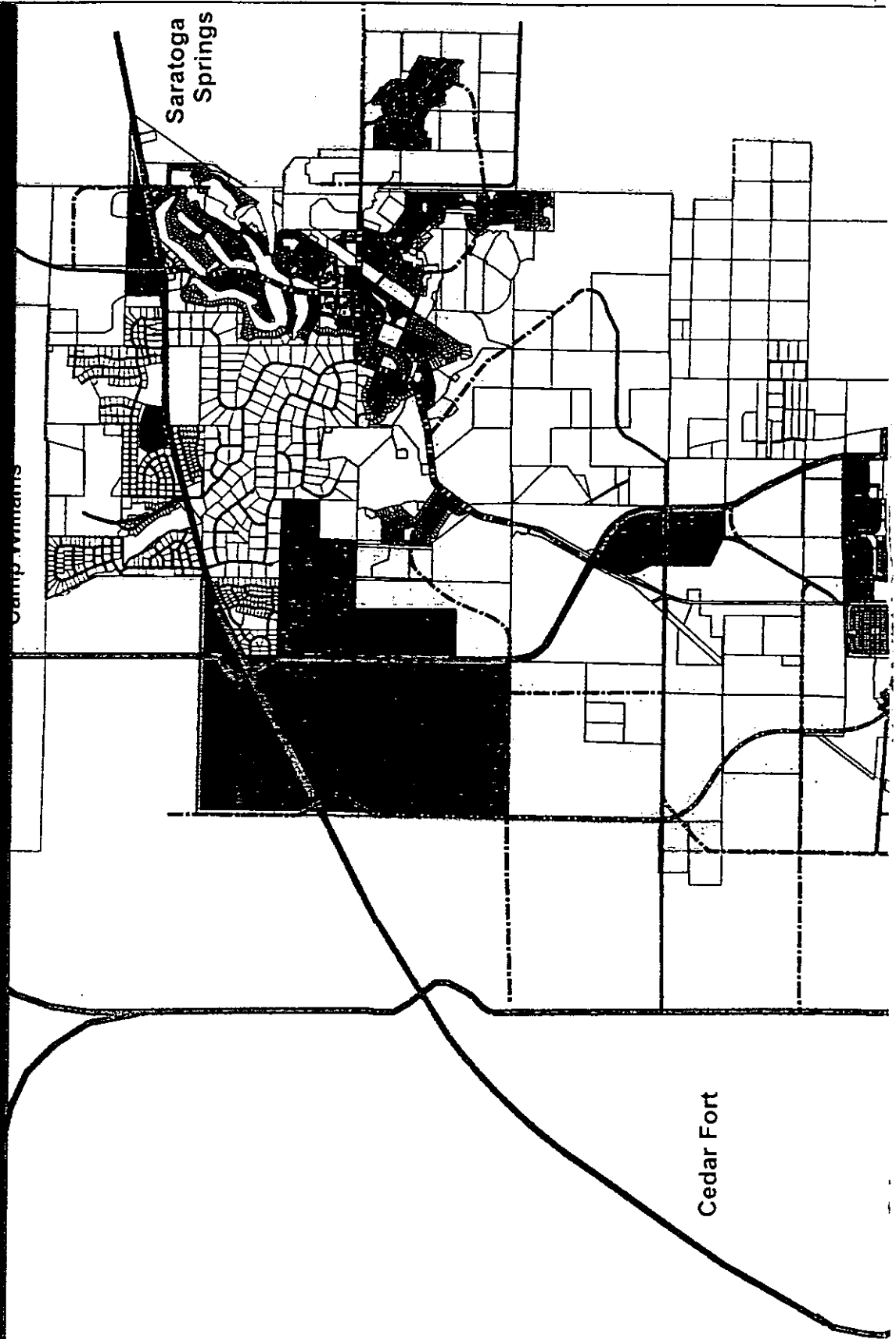
**PLAN.** It is the intent of the City to regulate housing density. The authority to do this is derived from the Utah Code, Section 10-9a-401- (2) (f), which states that general plans "...may include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan." It is within the best interests of the City to enable a variety of housing products through flexible density regulations to be able to meet the present and future market demands and needs of its residents.

**POLICIES.** The following policies for the density inventory are consistent with the City's goals:

- *HOUSING DENSITY.* That the City abides by established housing densities of approved master development plans.
- *MEDIUM AND LOW DENSITY DEVELOPMENT.* That more future master development plans are vested with medium and lower densities consistent with market forces.

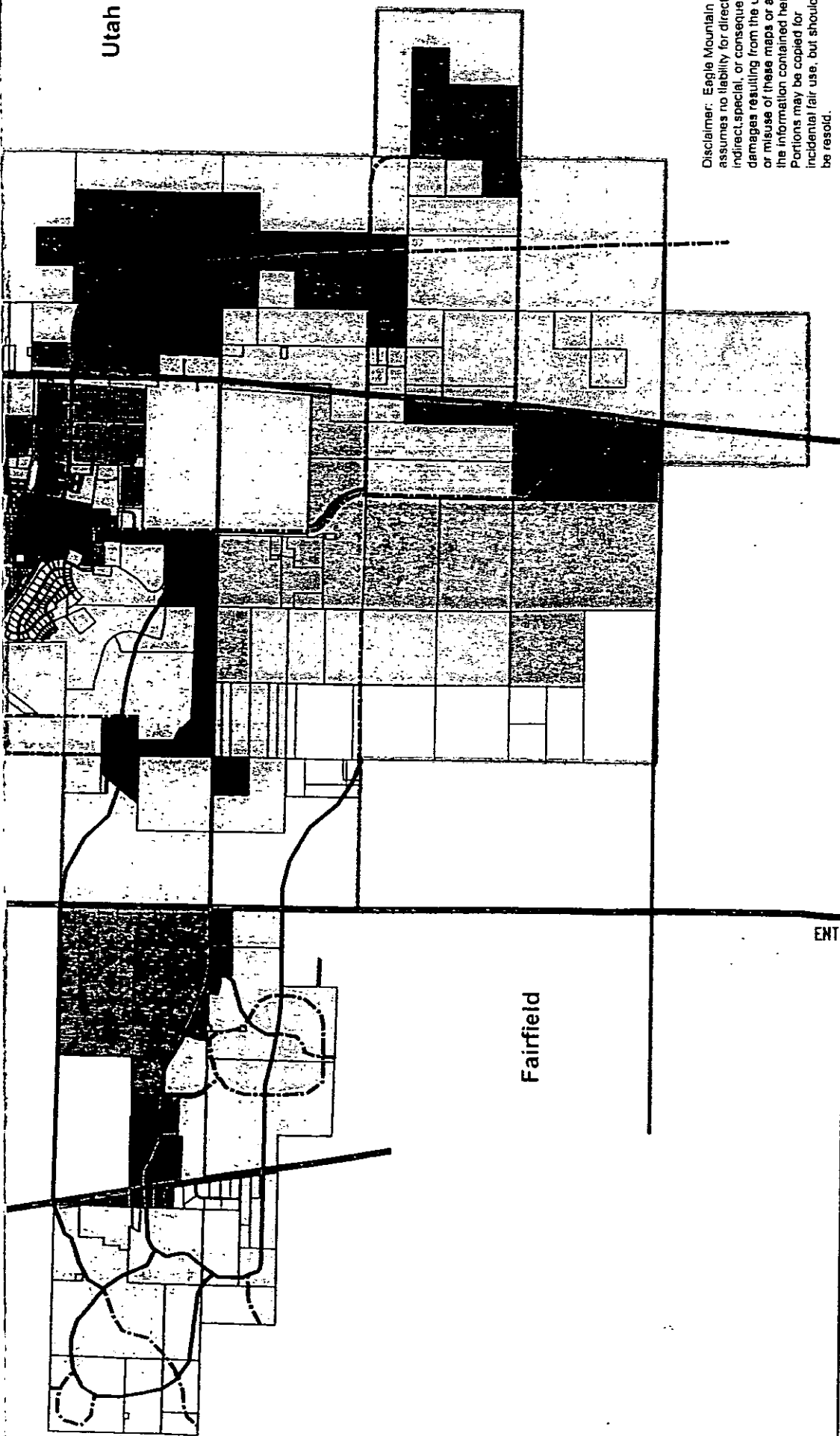
# Proposed Changes to Eagle Mountain City- Future Land Use and Transportation Corridors

General Plan Map 2



Utah Cour

Disclaimer: Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental fair use, but should not be resold.



Transportation Corridors

- Highway
- Int Coll
- Mail Art
- Mail Coll
- Minor Art
- Minor Coll

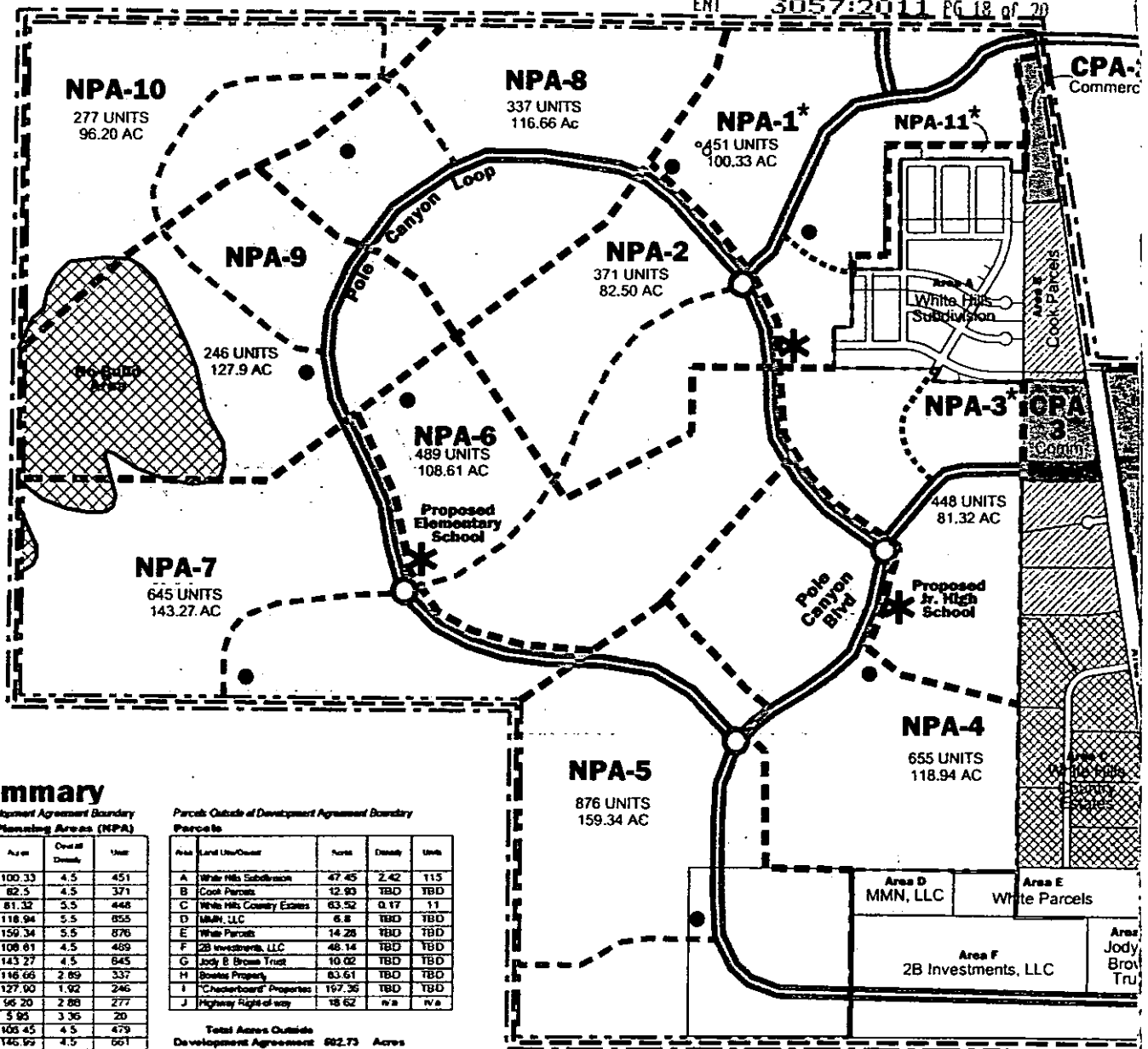
Future Land Uses

- Commercial/Residential
- AG PRO
- AGR
- Airport
- CR
- IND
- MUC
- MUR
- RR



# **EXHIBIT**

# **3**



### Site Summary

Parcels Inside of Development Agreement Boundary  
Neighborhood Planning Areas (NPA)

Area	Planning Area Type	Acres	Count of Density	Units
1-12	Residential	100.33	4.5	451
2-2	Residential	82.5	4.5	371
3-3	Residential	81.32	5.5	448
4-4	Residential	118.94	5.5	855
5-5	Residential	159.34	5.5	876
6-6	Residential	108.61	4.5	489
7-7	Residential	143.27	4.5	645
8-8	Residential	118.66	2.89	337
9-9	Residential	127.90	1.92	246
10-10	Residential	127.90	2.88	277
11-11	Residential	5.83	3.36	20
12-12	Residential	105.45	4.5	479
13-13	Residential	145.19	4.5	661
14-14	Residential	136.37	4.5	614
15-15	Residential	92.96	5.5	511
16-16	Residential	83.39	5.5	461
17-17	Residential	120.68	5.25	634
18-18	Residential	156.15	4.5	703

Total Residential Acres 1,964.32  
Total Units 8,878  
Residential Gross Density 4.47 du/ac

**Commercial Planning Areas (CPA)**

Area	Description	Acres	9 B3	7B1
1-1	Commercial	79.45	n/a	n/a
2-2	Commercial	5.57	n/a	n/a
3-3	Commercial	10.4	n/a	n/a
4-4	Commercial	63.18	n/a	n/a
5-5	Commercial	28.26	n/a	n/a

**Industrial Planning Areas (IPA)**

Area	Description	Acres	n/a	n/a
1-1	Industrial	159.9	n/a	n/a
2-2	Industrial	142.04	n/a	n/a
3-3	Industrial	57.09	n/a	n/a
4-4	Industrial	92.33	n/a	n/a

Total Dev Agreement Acres 2,822.54  
Total Residential Units 9,659  
Gross Density 3.68

Parcels Outside of Development Agreement Boundary  
Parcels

Area	Land Use/Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	63.52	0.17	11
D	MMLL, LLC	6.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	2B Investments, LLC	48.14	TBD	TBD
G	Jody B. Brown Trust	10.82	TBD	TBD
H	Boones Property	63.61	TBD	TBD
I	"Checkerboard" Properties	197.36	TBD	TBD
J	Highway Right-of-way	18.62	n/a	n/a

Total Acres Outside Development Agreement 802.73 Acres

**Total Acres**

Inside Development Agreement	2,622.54
Outside Development Agreement	502.73
<b>Total Annexation Area Acres</b>	<b>3,125.27</b>

### General Plan Key

Area	Description	General Plan Designation
[Symbol]	Residential (NPA)	Mixed-Use Residential
[Symbol]	Residential	Mixed-Use Residential
[Symbol]	Residential	Rural Residential
[Symbol]	Commercial (CPA)	Mixed-Use Commercial
[Symbol]	Commercial	Mixed-Use Commercial
[Symbol]	Industrial (IPA)	Industrial
[Symbol]	Industrial	Industrial

\* Note: In NPA 11, all lots shall be a min 10,000 Sq Ft. In NPA 1 & 3, a street with min 10,000 Sq Ft lots on both sides shall about the existing White Hills Subdivision

### Planning Goals

- Maintain Rural/Country Atmosphere
- Maintain Quiet, Friendly, Safe Neighborhoods
- Prioritize Trails & Parks & Open Space
- Create Active Lifestyle Communities
- Provide Access to Recreation Areas
- Plan for Quality / Managed Growth
- Provide Needed Infrastructure
- Create Local Jobs & Tax Base
- Contribute to Valley-wide Air Conservation & Eco-friendly
- Emphasize Area's Natural Environment
- Protect/Maintain Green Space

### Plan Key

--- Planning Area Boundary

- \* Proposed Schools
- \* Proposed Public Safety Facility
- Potential Church Site

Church sites will be located throughout each planning area on an as-needed basis

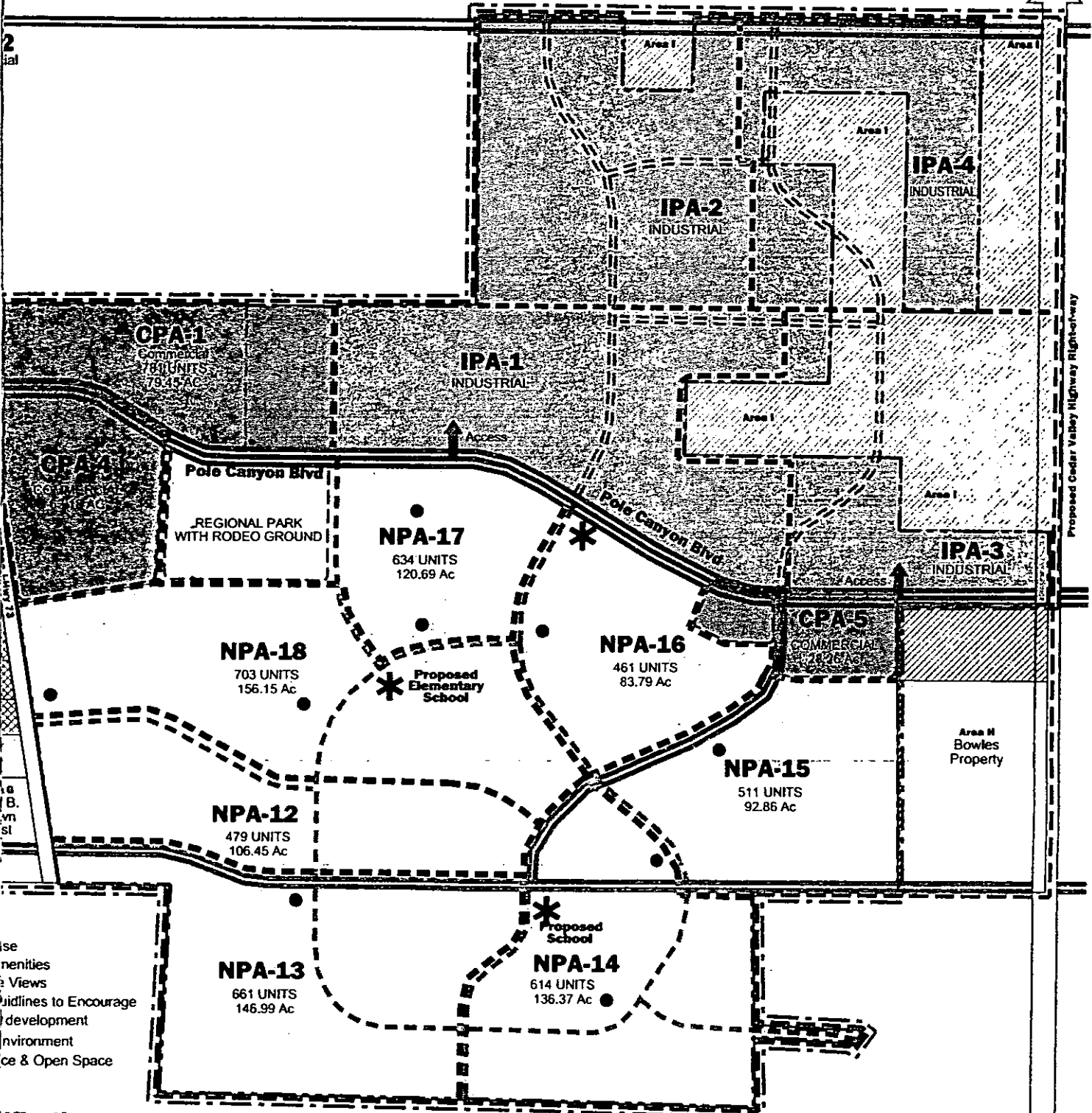
### Project Road Class

- ==== Arterial Road
- ==== Major Collect
- ==== Industrial Col
- Minor Collect
- Local Street

### Boundary Classific

- Annexation B
- Development
- Master Plan





- Significations**
- Corridors
  - for Road Corridors
  - Collector Road Corridors
  - for Road Corridors

# Land Use Element Exhibit 2

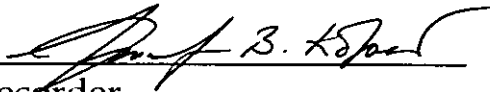
- Definitions**
- boundary
  - Agreement Boundary
  - Area



**CERTIFICATION**

The above ordinance is a true and correct copy and was adopted by the Eagle Mountain City Council on the 28 day of DECEMBER, 2010.

5 voting aye 0 voting nay

  
\_\_\_\_\_  
City Recorder

