

**Town of Eagle Mountain, Utah**

**RESOLUTION NO. R 08-2001**

**A RESOLUTION OF THE TOWN COUNCIL OF  
THE TOWN OF EAGLE MOUNTAIN, UTAH AMENDING  
THE RANCHES MASTER DEVELOPMENT PLAN**

WHEREAS, the Town Council of the Town of Eagle Mountain, Utah approved a Master Development Plan for The Ranches on March 30, 1998; and

WHEREAS, an application has been made to amend the approved plan to delete approximately one (1) acre from the northern boundary of The Ranches Master Development Plan with the property deleted to be used appurtenant to a lot in Cedar Pass Ranch Subdivision; and

WHEREAS, there are no utility services consequences associated with the proposed amendment and therefore, no amendment of the Capital Facilities Plan is required and no financial element is required for the amendment of The Ranches Master Development Plan; and

WHEREAS, the amendment of The Ranches Master Development Plan to delete the single one (1) acre parcel from The Ranches Master Development Plan has been recommended by the Planning Commission for approval.

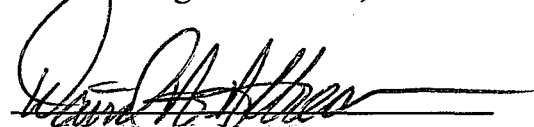
NOW THEREFORE, be it resolved by the Town Council of the Town Eagle Mountain, Utah that:

1. The Ranches Master Development Plan is hereby amended to delete the parcel of land described on Exhibit 1 from The Ranches Master Development Plan.

2. This resolution shall take effect upon receipt by the Town of the assessment prepayment under Town of Eagle Mountain Special Improvement District 98-1 due for the parcel described on Exhibit 1 which is deleted from The Ranches Master Development Plan and the payment in full of all processing costs associated with the consideration and approval of the Amendment of The Ranches Master Development Plan approved by this resolution.

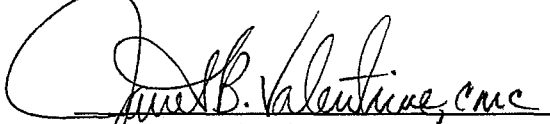
ADOPTED by the Town Council of the Town of Eagle Mountain, Utah, this 3<sup>rd</sup> day of April, 2001.

Town of Eagle Mountain, Utah



Mayor Pro Tem

ATTEST

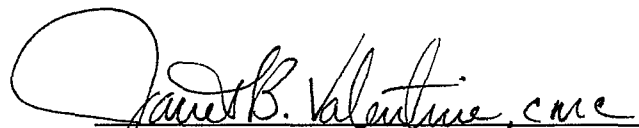


Janet B. Valentine, Recorder

### CERTIFICATION

The above resolution was adopted by the Town Council of Eagle Mountain on the 3<sup>rd</sup> day of April, 2001.

4 voting aye 0 voting nay



Janet B. Valentine, Recorder

# **EXHIBIT**

**1**

## STAFF REPORT TOWN OF EAGLE MOUNTAIN

**TO:** Honorable Mayor & Town Council

**FROM:** Town Planner

**DATE:** April 3, 2001

**SUBJECT:** Amendment of The Ranches Master Development Plan Agreement (Terry Bland One-Acre Parcel), Public Hearing

---

### **Recommendations**

The Development Review Committee (DRC) recommends approval of the amendment of The Ranches Master Development Plan Agreement subject to the following conditions:

1. That one unit is deducted from The Ranches Master Development Plan in the respective Ranch Neighborhood.
2. That all fees applicable to the processing of this application be paid including the SID payment associated with the selling of the one-acre parcel.
3. That the one-acre parcel be added to lot 66 of Cedar Pass Ranch Subdivision Plat F (that this lot not be a dwelling unit).

On March 27, 2001, the Planning Commission reviewed the application and recommended approval based upon the above noted recommendations.

### **Background**

Several months ago The Ranches sold a one-acre parcel to Terry Bland, the owner of lot 66 in Cedar Pass Ranch Subdivision Plat F. Mr. Bland commenced with the construction of an accessory building on the one-acre parcel prior to a building permit being issued (currently there is a stop work order issued by the Building Department which is still in effect on this building). During the Planning and Building Department's review of the submitted building permit application for the accessory building it was determined that this one-acre parcel had not be properly processed. Consequently, this land transaction violated The Ranches Master Development Agreement. Additionally the SID payments associated with this property were not paid when Mr. Bland acquired the property.

Jerry Kinghorn, the Town Attorney has outlined the process to resolve these issues, which include the following. First, Mr. Bland had to deed the one-acre parcel back to The Ranches until it could be properly processed (completed). Second, The Ranches must amend their master development plan to exclude the one-acre parcel.

### **Master Development Amendment Process**

The amendment of a master development agreement requires that the Planning Commission conduct a public hearing and provide the Town Council with a recommendation. The Town Council must also hold a public hearing before making a final decision on this development application.

Attachments: Town Engineer's report, The Ranches request, Cedar Pass Ranch Plat F, and map of master development amendment