

C. PLANNING AREAS**1. PLANNING AREA 1****a. Descriptive Summary**

Planning Area 1 is located at the western edge of the Townsite and abuts the Eagle Mountain Railroad and the foothills of the Eagle Mountains. During Kaiser's mining operations, this area contained dormitory housing for mine workers, a bowling alley, and the town's commercial center. After cessation of mining operations, the existing structures were converted to use as the Eagle Mountain Correctional Facility operated by Management and Training Corporation (MTC) under Public Use Permit 585, Revised Permit #2. Facilities currently in use as part of correctional operation include dormitories, food service, indoor and outdoor recreation, medical/dental services, classrooms, laundry facilities, maintenance buildings, administrative offices. The entire MTC complex is enclosed by security fencing. South of the correctional facility, an open drainage channel conveys storm flows through the site. Planning Area 1 is designated for commercial/manufacturing uses which allow the current correctional operation to continue and, in the event that the Correctional Facility should cease operation in the future, also provide performance standards to ensure that replacement land uses are compatible with the surrounding area.

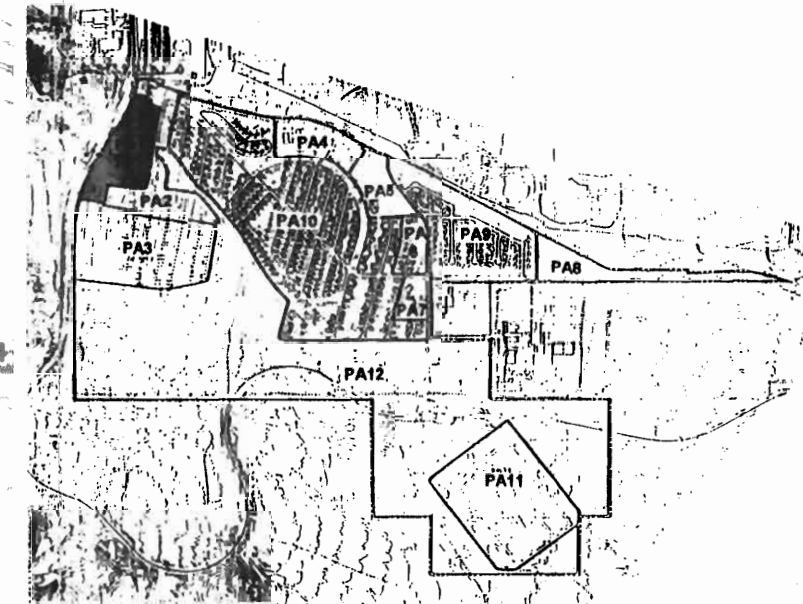
b. Land Use and Development Standards

Land Use: Commercial/Manufacturing

Acreage: ±13.0 acres

c. Design Guidelines

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- Section III.B of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map

Planning Area 1

Commercial-Manufacturing Area: 13.0 Acres

- Existing Drainage
- Existing Perimeter Security Fence
- Existing Slope
- Proposed Drainage Channel

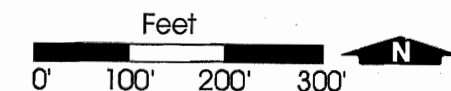
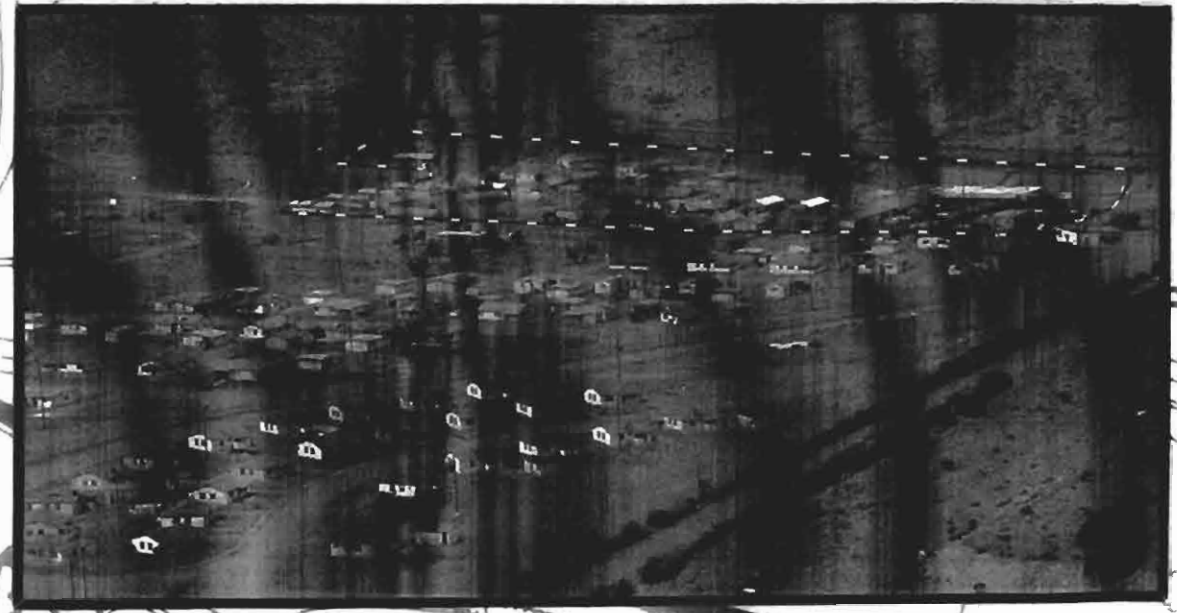
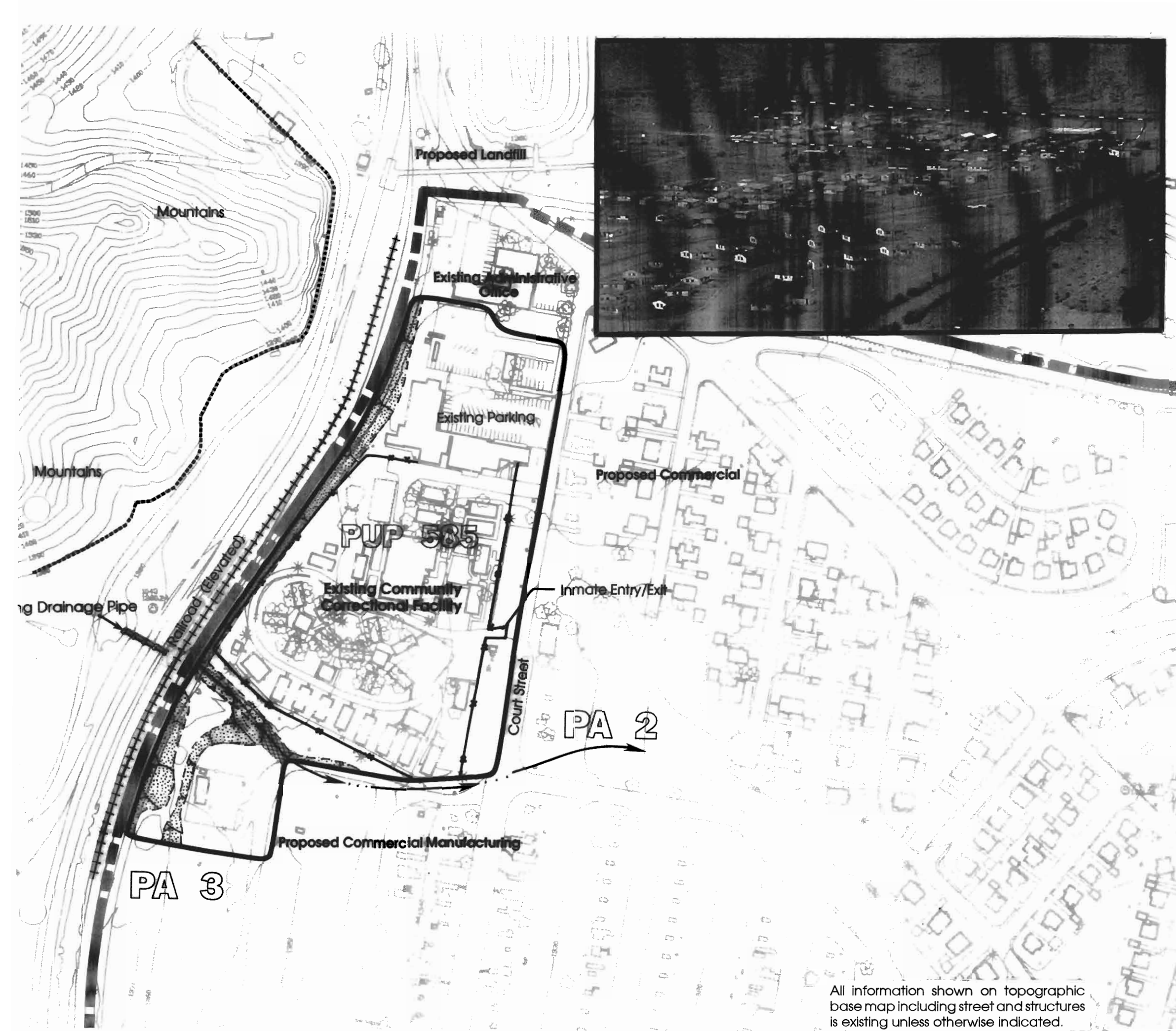


Figure No. III-22



All information shown on topographic base map including street and structures is existing unless otherwise indicated.