



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

September 10, 2019, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run Eagle Mountain UT 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. SilverLake South
Discussion of the updated SilverLake South plan.
[Silverlake South Overall](#)
[SilverLake South Open Space Exhibits](#)

6:00 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

- 4.A. August 28, 2019 Minutes
Special Planning Commission Meeting
[08.28.2019 PC Minutes - DRAFT](#)

5. ACTION AND ADVISORY ITEMS

- 5.A. Holiday Oil Tank Expansion Site Plan - Public Hearing
This is a Site plan application to expand and add more tanks to the existing Chevron on the Southeast corner of Eagle Mountain Blvd and Pony Express Pkwy.
[Demo Plan.pdf](#)
[Landscape.pdf](#)

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

- 5.B. Sage Park Business Center Rezone - Public Hearing
A proposed rezone for the Sage Park Business Center from Residential to Business Park and Commercial Storage. It is on approximately 22.85 acres on the north end of the Sage Park development along Eagle Mountain Blvd.
[Sage Park Rezone Exhibit.pdf](#)
[SageParkBusinessCenter_Option1.pdf](#)
[SageParkBusinessCenter_Option2.pdf](#)
[Approved Land Use Plan 9-3-19.pdf](#)
- 5.C. Eagle Mountain Airpark Rezone - Public Hearing
This is a proposed rezone of the Cedar Valley Airport. The Airport has been in use since before the city was incorporated. It consists of 92.86 acres. The rezone is to give the property the Airpark zone designation.
[3D Chandler AZ airpark.png](#)
[Airpark park Chandler AZ.png](#)
[Chandler AZ Airpark.png](#)
[Chandler AZ largeview Airpark.png](#)
[Midview Chandler AZ Airpark.png](#)
[Zoom in Chandler AZ airpark.png](#)

6. **DISCUSSION ITEMS**

- 6.A. Holiday Oil Convenience Store - Concept Plan
This is a concept plan for a proposed convenience store located on the northwest corner of Cory Wride Hwy (SR 73) and Sunset Drive. It is on approximately 1.89 acres.
[Aerial with Freeway.pdf](#)
[Holiday Oil Sunset Dr..pdf](#)

7. **NEXT SCHEDULED MEETING**

8. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **6th day of September, 2019**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2019**

TITLE:	SilverLake South
ITEM TYPE:	Discussion
APPLICANT:	Flagship - Bronson Tatton

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:

[Silverlake South Overall](#)

[SilverLake South Open Space Exhibits](#)





IMPROVED OPEN SPACE SUMMARY

- HOA Pocket Parks (4 varying between 2 ac. & 1/4 ac.)
- Neighborhood Park (3.6 ac.)
- HOA Clubhouse + Pool + Park (1)
- Trails (~4.0 miles + 3/4 mile city natural trail)
- Native Open Space (26 acres)
- Possible Community Linear Park (9.9 ac.)

DETAILED QUALIFYING OPEN SPACE QUATITIES

- Power Corridor (North) - 0.40 ac
- Power Corridor (South) - 0.44 ac
- Future Pocket Park (East) - 1.25 ac
- Clubhouse & Park - 2.10 ac
- Pocket Park (Phase 19 & 20) - 1.83 ac
- Future Pocket Park (Phase 21) - 2.07 ac
- Future Pocket Park (West) - 0.47 ac
- Future Neighborhood Park - 3.65 ac
- Total Qualifying Improved Open Space - 12.2 ac**



SILVERLAKE
 A MASTER PLANNED COMMUNITY IN EAGLE MOUNTAIN
 south area preliminary plat



PREPARED BY
 FLAGSHIP HOMES



*This exhibit illustrates additional open space that doesn't qualify as improved open space, as well as the possible developable area in the native area behind phases 16, 17, and 30.



SILVERLAKE

A MASTER PLANNED COMMUNITY IN EAGLE MOUNTAIN
south area preliminary plat



PREPARED BY
FLAGSHIP HOMES



EAGLE MOUNTAIN
Planning Commission
Special MEETING MINUTES

August 28, 2019, 6:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, DeLin Anderson and Brett Wright. Commissioner Jared Gray was excused.

ELECTED OFFICIALS PRESENT: Councilmember Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Recording Secretary.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. July 9, 2019 Planning Commission

MOTION: *Commissioner Wood moved to approve the July 9, 2019 minutes. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

3.B. July 23, 2019 Minutes

MOTION: *Commissioner Wood moved to approve the July 23, 2019 minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

4. Action and Advisory Items

4.A. Cedar Farms Rezone and Preliminary Plat

Planning Manager Michael Hadley explained the proposed project is a two-lot subdivision on 5.47 acres. The rezone is from Agriculture to RA2 residential. The General Plan designates this

property as Rural Density One; the plan complies with that designation. The rezone is not expected to burden City services, create traffic concerns, or negatively impact property values. The proposed plat complies with lot frontage and zoning standards.

Commissioner Wood asked if the City has determined what Lake Mountain Road will be designated, and stated the road should contain paths. Commissioner Wright asked if Lake Mountain Road is paved in this area.

Mr. Hadley said when asphalt is removed from other areas of the City, it is pulverized and compacted along Lake Mountain Road. It is currently designated a residential road, and asphalt, curb, and gutter exist in the Eagle Point I subdivision.

Commissioner Wright asked that the same requirements placed on Glenmar Ranches for Lake Mountain Road are in place for this project.

Community Development Director Steve Mumford explained that if subdivisions are developed, hard surface roads are required. In the past, single homes have not been required to install asphalt.

Applicant Karen Scott confirmed that Lake Mountain Road is recycled asphalt in this project. She said if they pave the area of Lake Mountain Road in their project, there will be a section of asphalt between two sections of compacted gravel. They would be willing to work with the Sunset Flats developer to pave their section when that portion of Lake Mountain Road is paved.

Discussion ensued regarding the status of Lake Mountain Road. Commissioner Wood requested staff inform the City Council that the Planning Commission would like the road designated appropriately to accommodate future vehicle and pedestrian traffic.

Commissioner Wright said he would prefer that the approval be contingent upon the applicant paving Lake Mountain Road in the project area, and that paths are included.

Commissioner Everett clarified with staff that Municipal Code 17.25.110(A) does not exempt the applicant from installing curb, gutter, and streetlights; it allows the Planning Commission to recommend approval of an exemption to the City Council.

The Planning Commissioners agreed to recommend requiring an escrow for future road improvements, as well as a path that is congruent with the area.

Applicant Jeff Scott explained that neighbors surrounding the project, as well as the City Councilmembers, do not want Lake Mountain Road paved.

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the Cedar Farms rezone and preliminary plat with the following conditions:*
 1. The applicant shall provide a utility plan for review by the City Engineer;

2. ***The applicant updates the plat to show the minimum requirements of 20,000 square feet of buildable area and RA2 setbacks; and***
3. ***The applicant escrows money towards the improvement of Lake Mountain Road and a path.***

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

4.B. SilverLake Elementary School Conditional Use Permit and Site Plan - Public Hearing

This item was discussed after item 4.D.

Mr. Hadley explained the final plat containing the elementary school site will be presented to the Planning Commission at a later date. To expedite the construction process, Alpine School District is requesting approval of the site plan and conditional use permit prior to final plat approval.

Commissioner Wood said the existing access point design will cause traffic issues.

Mr. Mumford said staff spoke with Alpine School District and the engineer regarding a public road entering the property, as this area was not intended originally as a school site. He said the private area of the road will be a one-way to accommodate drop offs. The side parking area is not connected to the other two drop-off areas to allow for safe pedestrian pathways; this design reduces the number of crossings.

Commissioner Everett stated the school will likely only have minimal busses. He expressed concern about potential traffic issues.

Discussion ensued regarding Golden Eagle Road and its previous designations. Mr. Mumford explained staff has requested that Golden Eagle Road is connected to the east, and the developer has agreed to widen a portion of the road in front of the school to allow for a turn lane. He said the SilverLake preliminary plat is not approved and road alignments with the school access points can be addressed during that approval process. Those plans are being revised currently.

Commissioner Wright expressed appreciation that Alpine School District is adding an elementary school in SilverLake and stated the developer will need to be flexible in the preliminary plat design to accommodate the school traffic.

Commissioner Everett asked if the public-to-private road could be designated as a one-way only road to mitigate traffic issues. Mr. Mumford said he will discuss the plan with the school district to determine the final details.

Commissioner Everett opened the public hearing at 7:44 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the number of school access points and potential safety concerns, as well as future development exasperating traffic issues. Mr. Mumford stated staff will report the Planning Commissioners' concerns to the City Council.

MOTION: *Commissioner Wood moved to approve the SilverLake Elementary School conditional use permit. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the SilverLake Elementary School site plan with the following condition:*
1. A plat map showing the school lot is recorded with the Utah County Recorder's Office.
Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

[4.C. Amendment to the Municipal Code, Chapter 17.48 Regional Technology and Industry Overlay Zone - Public Hearing](#)

This item was discussed after item 4.A.

Mr. Mumford explained the proposed change adds an allowed use to the Regional Technology and Industry (RTI) Overlay Zone that staff believes is an existing permitted use; staff would like to include the use in the ordinance for clarification. The original draft states that on-site slaughtering or killing of animals is not allowed. He requested the Planning Commission add that harvesting of animals is prohibited in their motion. The animals will be harvested outside of the City and will likely arrive to food processing businesses via refrigerated trucks for final processing.

Mr. Mumford informed the Commissioners that Councilmember Burnham visited a site similar to the future Tyson Foods business and found very few, if any, negative impacts.

Commissioner Everett opened the public hearing at 6:44 p.m. As there were no comments, he closed the hearing.

Commissioner Wood expressed concern that the RTI Overlay Zone authorizes the City's Development Review Committee (DRC) to approve applications, versus the City Council. Mr. Mumford said only one facility has gone through the process allowed with the RTI Overlay Zone; this process is beneficial for both the applicant and City staff. The City Council liaison for the Economic Development Board attends DRC meetings, so Councilmember input is included. Utah State law does not require site plans to be presented to the Planning Commission or the City Council. The City has chosen to require those application approvals in all areas of the City outside of properties with the RTI Overlay Zone.

Commissioner Everett explained the RTI Overlay Zone allows the City to remain competitive in desired economic development in the City.

Commissioner Wright stated the RTI overlay is only available to large-scale businesses with at least 100 employees. This brings in large commercial and industrial businesses.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the amendment to Municipal Code, Chapter 17.48 Regional Technology and Industry Overlay Zone with the following condition:*

- 1. Section 17.48.040(H) is amended to read: Food processing, packaging, and manufacturing (not including on-site slaughtering, killing or harvesting of animals);*

Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

4.D. Amendment to the Eagle Mountain City General Plan (Future Transportation Master Plan) - Public Hearing

Mr. Mumford explained the Master Transportation Plan is a part of the City's General Plan. No land uses are changing with this amendment. The proposed changes are for economic development in the City, as well as minor changes due to existing approved preliminary plats. The proposed changes are mainly located in the west and southwest areas of the City.

One change is to correct a road that is designated as a collector road that leads to an arterial. The proposed road is designated as an arterial for the entire length. Another change is to align with the Tyson Foods plans and improve connectivity; a collector is now located north-south, instead of curving to the southwest.

Another change is to move a collector road that is east of the city's western boundary, just east of the proposed freeway, to the boundary line. This allows the road to be on property lines, instead of through parcels. The freeway in the south end of the City has been shifted to the west, as the businesses that will likely locate in this area will not have high employee or vehicle traffic, so there is less need for a freeway access in the immediate vicinity. It makes sense to not locate the freeway through the industrial properties.

A collector road along the south end of the Facebook site has been removed. This is due to an existing Rocky Mountain substation, as well as the potential that Facebook will purchase 600 acres directly south of their property. This would cause the entire parcel to be developed and fenced, which would not accommodate a collector road through the center. To ensure adequate access to this area, a north-south collector has been extended to the south end of the City's boundary, and an east-west major arterial has been added on the southern border.

The final change is to Pony Express Parkway at the south end of the Facebook site. This has been shifted to the east to follow the Facebook property line. Facebook is working on adding an

access point on the west side of their property, as well, to accommodate employee, vendor, and emergency service traffic.

Commissioner Wright stated something to be aware of is the freeway will be further to the western edge of the City, instead of in a more central location.

Commissioner Wood asked about emergency service access in the southern portion of the City and asked if the Fire Marshal has approved the plan. He expressed concern that a major arterial and a collector road are planned to run through larger lot areas.

Mr. Mumford said more access is always better for emergency services and if Facebook purchases an additional 600 acres, there will be at least two more access points to the facility, and they have a massive fire suppression system. The area will be one facility that will likely be wholly fenced with limited access points. It is not a high-density area requiring infrastructure to accommodate residential traffic.

Commissioner Wright confirmed that the adjustments will allow for improved economic development opportunities.

Commissioner Wood asked if the City can offer a temporary transportation improvement before the freeway is developed. Mr. Mumford said the City does not typically build infrastructure for the Utah Department of Transportation. The City has the option to possibly improve or widen collector roads in the area, if needed.

Commissioner Everett opened the public hearing at 7:14 p.m.

Jeff Ruth stated a third fire station in the southern portion of the City may address Commissioner Wood's access concerns.

Travis Parry with Psomas explained that Facebook is not the applicant for the amendment; they are reacting to the proposed changes. He commended the City on the RTI Overlay Zone and stated the site selection was based heavily on this zoning. Regarding the number of employees, he explained that each H building has 300 parking stalls. He stated that a 1,000-foot wide Rocky Mountain Power easement is along the north end of the project and adjusting the road 1,000 feet to the east allows the road to run along the property line. He said removing the east-west section of the collector road is due to an existing Rocky Mountain Power substation; there are no opportunities to install a road there at this time.

Commissioner Everett closed the public hearing at 7:18 p.m.

Commissioner Wood stated he wanted to ensure proper connectivity for vehicle traffic. He said if the section of the east-west road in the Tech Campus is removed from the Future Land Use Map, the City will have to ask permission from property owners to install a road in the future.

Commissioner Wright expressed approval of the proposed realignments.

Commissioner Everett said the changes make sense and the map may be adjusted as situations arise. He asked if Lake Mountain Road could be straightened at the south end of the City, or if it is planned as it is due to topographical issues.

Mr. Mumford said he and the City Engineer would like to have a full traffic model ran by a traffic engineer in order to provide feedback to staff on the City's Future Transportation Master Plan.

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the amendment to the Eagle Mountain City General Plan Future Transportation Master Plan Map. Councilmember Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5. Discussion Items

The Planning Commission requested that staff begin reviewing the commercial zone, a transit-oriented development zone, an open space zone, and others.

Commissioner Everett requested the commercial zone be reviewed before the other zones. Mr. Mumford explained the City Council requested a transit-oriented development zone be brought to the Council before the end of the year.

Commissioner Wright commended staff and specifically Mr. Mumford on the efforts made in the residential zone update.

6. Next scheduled meeting

7. Adjournment

MOTION: *Commissioner Wood moved to adjourn the meeting at 7:58 p.m. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

The meeting was adjourned at 7:58 p.m.

Approved by the Planning Commission on September 10, 2019.

Steve Mumford
Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2019**

TITLE:	Holiday Oil Tank Expansion Site Plan - Public Hearing
ITEM TYPE:	Site Plan
APPLICANT:	Scott Wagstaff Holiday Oil

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

17.100.060 Architectural requirements.

C. Building Lighting. Plans for exterior building lighting shall be approved as part of the site plan approval. Building lighting shall be fully shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall be in conformance with Chapter 17.56 EMMC.

G. Parking Lot and Street Lighting. All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Pole-mounted fixtures are required in lots or along roads. Lighting of all pedestrian pathways is required. Lighting will be judged as to how adequately it provides for the health and safety of citizens. Design and location of standards and fixtures shall be specified on the site development drawings. Illumination shall be controlled so that glare or excessive direct light will not adversely affect neighboring areas. All streetlights and interior parking lot lights shall meet the city's adopted design standards for lighting.

BACKGROUND:

This application is to add more tanks to the existing Holiday Oil site at the corner of Pony Express Pkwy and Eagle Mountain Blvd. The Holiday Oil convenience store was approved by the City Council on March 1, 2016. It is on a 2 ac site. The northwest corner of the property was left unimproved for future expansion or future development. The owners have decided to expand on the existing site. The applicant is going to complete the sidewalk and landscaping from Eagle Mountain Blvd along the west side of the site along Ira Hodges to the entrance to the current store. The asphalt trail along Eagle Mountain Blvd will be relocated as needed along the north side of the site.

ITEMS FOR CONSIDERATION:

- 1) On the southeast corner of this site plan there is a light pole and a utility box.
- 2) A streetlight on the southwest corner of the site, at the entrance from Ira Hodges is added.

RECOMMENDATION:

The following motions are provided for the benefit of the Planning Commission. They may be read as the motions or referenced when making motions.

I move that the Planning Commission recommend approval of the proposed Site Plan for the Holiday oil tank expansion to the City Council with the following conditions:

- 1) A streetlight is added to the southwest corner of the site.
- 2) Comply with the Dark Sky Ordinance.

PREPARED BY:

Attachments:

[Demo Plan.pdf](#)

[Landscape.pdf](#)

811

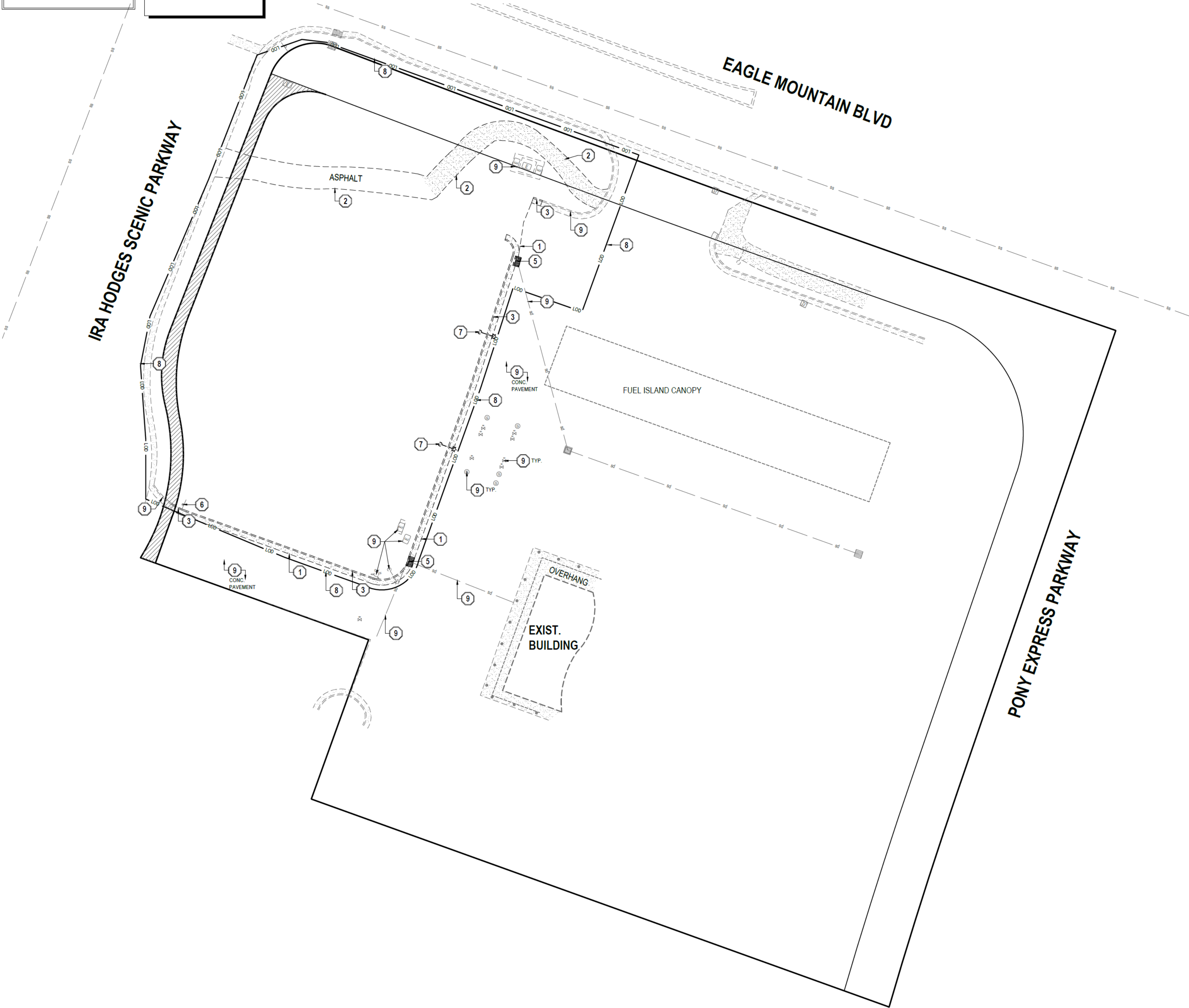
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER SECTION 12, T6S,
R2W SALT LAKE BASE & MERIDIAN

ELEV = 4864.80'



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- SAWCUT EXISTING CONCRETE PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED CONCRETE PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT SIDEWALK.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
- PRESERVE AND PROTECT EXISTING CATCH BASIN. FRAME AND GRATE TO BE REPLACED. SEE SHEET C-300.
- REMOVE AND RELOCATE EXISTING SIGN.
- REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- LIMIT OF DISTURBANCE.
- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



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RICHFIELD
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FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
CONTACT:
JERRY WAGSTAFF
PHONE: 801.000.0000

**EAGLE MOUNTAIN
HOLIDAY OIL**
1482 EAST EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN CITY, UTAH



DEMOLITION PLAN

PROJECT NUMBER: 8852
PRINT DATE: 8/29/19
DRAWN BY: E. MORA
CHECKED BY: B. PAGE
PROJECT MANAGER: C. DUNCAN

C-100

811

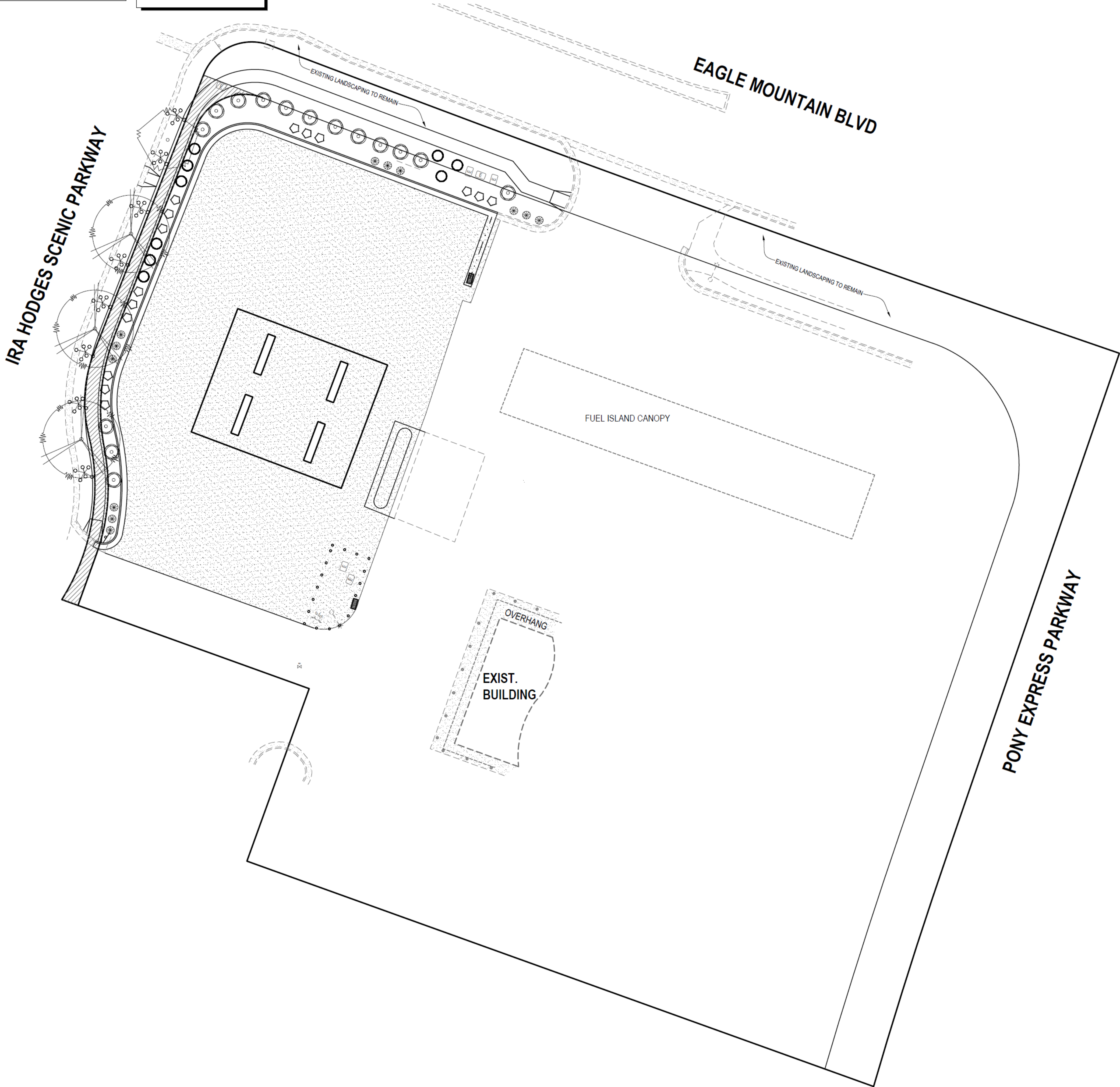
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER SECTION 12, T6S,
R2W SALT LAKE BASE & MERIDIAN

ELEV = 4864.60'



Landscape

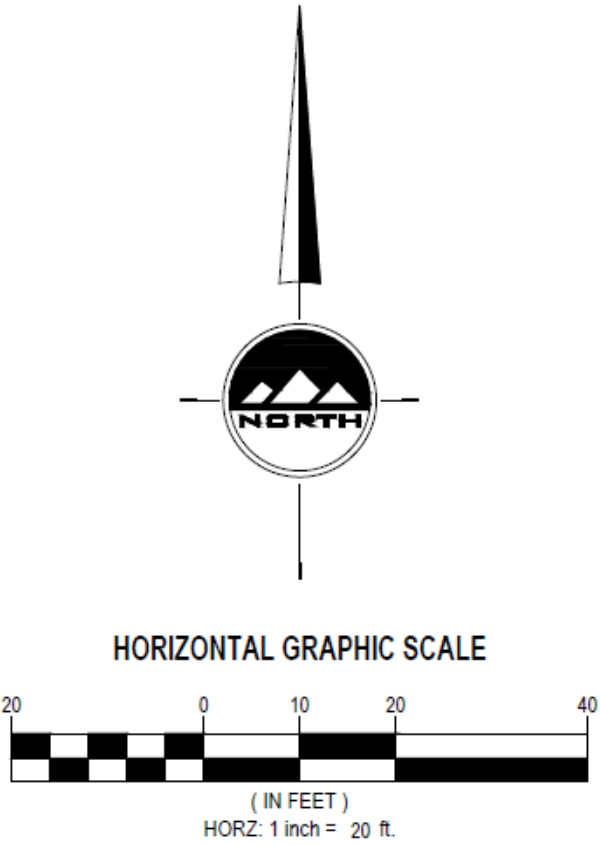
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
3		Common Hackberry	Celtis occidentalis	2" Cal.
1		Imperial Honeylocust	Gleditsia triacantho inermis 'Imperial'	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
15		Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	5 Gallon
9		Longin Blue Russian Sage	Perovshia atriplicifolia 'Longin Blue'	1 Gallon
12		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
15		Lowfast Cotoneaster	Cotoneaster dammeri 'Lowfast'	1 Gallon
8		Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	2 Gallon

Landscape Notes: Install 4" metal edging between all planter bed and sod areas. In all planter bed areas, install 4" deep 2'-3" dia. Nephri Rock & Gravel color "Southtown" or equiv. decorative rock over weed barrier, typ.



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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLIDAY OIL
3115 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH

CONTACT:
JERRY WAGSTAFF
PHONE: 801-000-0000

**EAGLE MOUNTAIN
HOLIDAY OIL**
1482 EAST EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

PROJECT NUMBER: 8852
PRINT DATE: 8/29/19
DRAWN BY: E. MORA
CHECKED BY: B. PAGE
PROJECT MANAGER: C. DUNCAN

L-100



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2019**

TITLE:	Sage Park Business Center Rezone - Public Hearing
ITEM TYPE:	Rezone
APPLICANT:	Isaac Patterson

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Rezoning is a legislative action and does not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community as well as the criteria for approval listed in EMMC 17.90.060 (and listed in this report).

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

The Sage Park Preliminary Plat, a single-family subdivision, was approved in 2007. The plat includes single-family lots in this area. This property was historically designated as Mixed Use Residential in the City's Future Land Use Map. This map was updated in July, 2018, and now includes a collector road through the property and designates the property north of the collector road as "Employment Center/Campus" and south of the road as "Neighborhood Residential One." The property is currently zoned "Residential," and the applicant is proposing a rezoning to "Business Park" and "Commercial Storage."

A concept plan for this project was discussed by the Planning Commission on March 26 and by the City Council on May 21.

ITEMS FOR CONSIDERATION:

The 2018 General Plan includes the following description for "Employment Center / Campus":

EMPLOYMENT CENTER / CAMPUS - Focused employment center or college campus (e.g. regional medical center or larger employer with supporting businesses and retail surrounding) that is near future downtown / town center and its amenities. Convenient access to amenities and local / regional transportation networks.

The City Code describes the purposes of the business park and commercial storage zones as follows:

BUSINESS PARK ZONE - The purpose of the business park zone is to provide for professional offices, research and development uses, retail or commercial businesses, light manufacturing and assembly, and multifamily development in an attractive mixed-use environment that provides community and regional business opportunities.

COMMERCIAL STORAGE ZONE - The purpose of the commercial storage zone is to provide for non-retail commercial sites for storage of vehicle, equipment, and inventory, and associated offices.

The Planning Commission will have to determine whether the proposed Business Park and Commercial Storage zones properly implement the vision of

the employment center land use, specifically providing "supporting business and surrounding retail."

The BUSINESS PARK ZONE allows for the following permitted and conditional uses:

17.37.030 Permitted uses.

The following land uses shall be permitted uses in the business park zone. Any use not specifically permitted in this chapter shall be prohibited.

- A. Office buildings including professional, medical, or corporate offices or corporate campuses;
- B. Research and development uses, including medical or electronic assembly and associated light manufacturing;
- C. Retail establishments such as shopping centers, grocery stores, restaurants, banks, department stores, furniture outlets, warehouse stores, auto parts, lumber, hardware and home improvement retail, automobile sales, and other similar retail uses;
- D. Hotels and motels;
- E. Commercial fitness and recreation;
- F. Theaters, art galleries, museums, or similar cultural and entertainment uses;
- G. Public and private utility structures or facilities (excluding communications towers);
- H. Public parks or squares;
- I. Public/civic buildings;
- J. Printing and publishing establishments;
- K. Schools;
- L. Hospitals or other health care facilities.

17.37.040 Conditional uses

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

- A. Mixed-use and multifamily residential development;
- B. Automobile gas/service stations;
- C. Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts, nor hazardous by way of materials, process, product, or waste, and which encloses all equipment, compressors, generators, and other ancillary equipment within a building or structure;
- D. Auto and truck repair, including auto body;
- E. Contract construction services establishments;
- F. Commercial laundries;
- G. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;
- H. Day care center/preschool;
- I. Distribution facilities;
- J. Self-storage or mini-storage units;
- K. Communications facilities and towers;

L. Portable storage container.

The COMMERCIAL STORAGE ZONE allows for the following permitted and conditional uses:

17.38.030 Permitted uses.

The following land uses shall be permitted uses in the commercial storage zone. Any use not specifically permitted in this chapter shall be prohibited.

- A. Public and private utility structures or facilities;
- B. Public and private utility equipment and inventory storage, fenced or enclosed;
- C. Fully enclosed commercial storage of equipment and inventory.

17.38.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

- A. Fenced or unfenced outdoor storage of commercial equipment and inventory;
- B. Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles;
- C. Self-storage or mini-storage units;
- D. Small office uses associated with storage;
- E. Moving and storage facilities and businesses.

Two concept plans have been submitted to accompany this rezone application. Option 1 uses the 94-foot wide collector road as the separation between the residential and the business park / storage. Option 2 includes a section of business park zoning on the south side of the road, showing office buildings and mixed-use buildings. We're grateful to the applicant for being willing to comply with our Master Transportation Plan and modify their plan to include the 94-foot collector road that was added last year.

The criteria for approval for a rezone (17.90.060) are listed below, along with an analysis of this project in relation to the criteria.

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

See discussion above in this report.

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.

The business park zone adjacent to a residential zone is appropriate. The commercial storage zone is proposed to be buffered on the south by the

business park zone, and property to the north is considered "Employment Center / Campus."

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.

This use is less impactful to the City's utilities than single-family residential.

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

This property is adjacent to a minor arterial road (Eagle Mountain Boulevard) and a major collector road. These roads should easily handle the traffic from these zones.

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

The properties that could potentially be impacted by this project are the approved single-family lots to the south. The applicant for this project is also the owner of those approved lots.

RECOMMENDATION:

If the Planning Commission recommends approval of the application to the City Council, we recommend the following motion:

"I move that the Planning Commission recommends approval of the Sage Park Business Center Rezone to the City Council and rezones the property in accordance with Option 1 (Concept Plan #2)."

If the Planning Commission recommends denial of the application to the City Council, we recommend the following motion:

"I move that the Planning Commission recommends denial of the Sage Park Business Center Rezone to the City Council because it does not comply with the General Plan."

The Planning Commission may also recommend approval of the rezone but with changes to the zoning layout or locations, or table the application as long as there is some specific feedback for changes to be made to improve the applicant's compliance with the approval criteria.

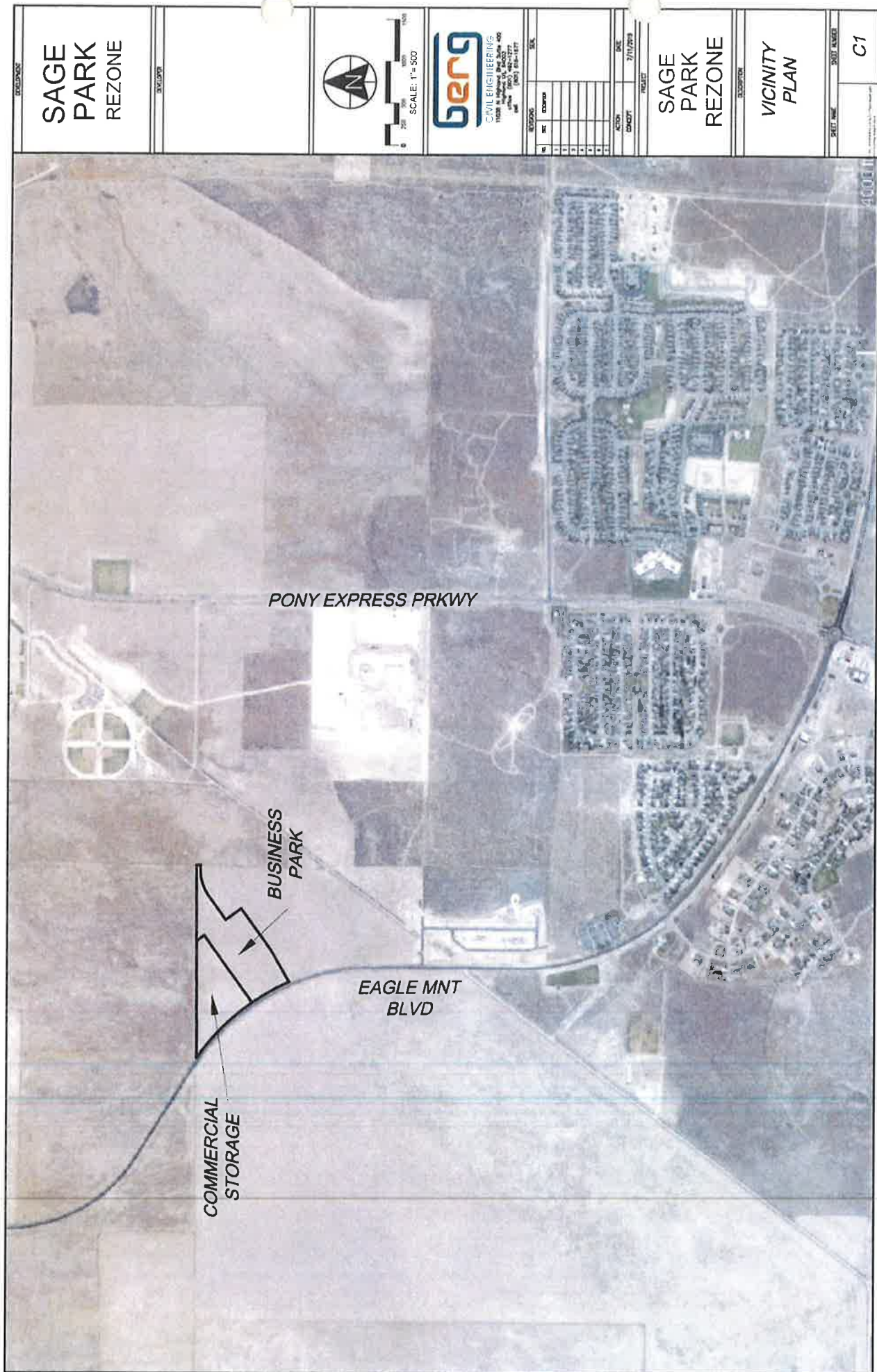
Attachments:

[Sage Park Rezone Exhibit.pdf](#)

[SageParkBusinessCenter_Option1.pdf](#)

[SageParkBusinessCenter_Option2.pdf](#)

[Approved Land Use Plan 9-3-19.pdf](#)



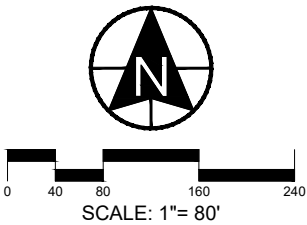


SMITH, STEVEN G
59-034-0131

RUSH CREEK PROPERTIES, LLC
59-034-0009

SAGE PARK REZONE

DEVELOPER



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT	6/10/2019

PROJECT

SAGE PARK REZONE

DESCRIPTION

CONCEPT PLAN #2

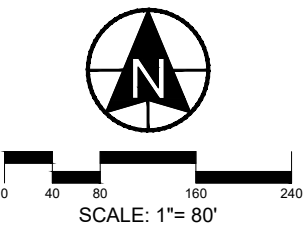
SHEET NAME SHEET NUMBER

C2



SAGE PARK REZONE

DEVELOPER



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT	6/10/2019

PROJECT

SAGE PARK REZONE

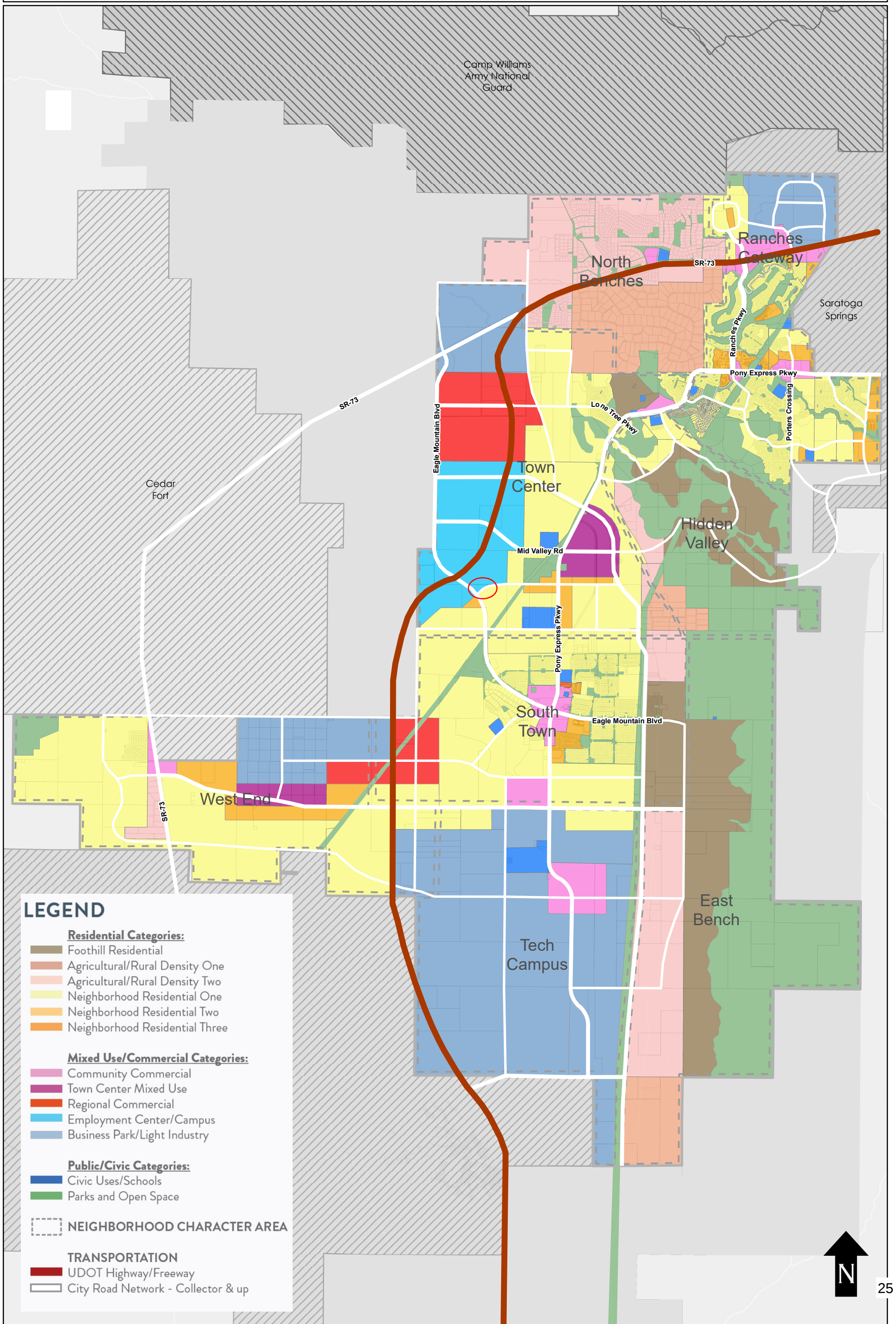
DESCRIPTION

CONCEPT PLAN #3

SHEET NAME SHEET NUMBER

C3

FUTURE LAND USE & TRANSPORTATION MAP





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2019

TITLE:	Eagle Mountain Airpark Rezone - Public Hearing
ITEM TYPE:	Rezone
APPLICANT:	Isaac Patterson

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Rezoning is a legislative action and does not require approval based upon findings of facts. The Planning Commission and Council should consider the health, safety, and welfare of the community. EMMC 17.90.060.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan.

The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

B. Compatibility Determination.

The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.

D. Traffic Generation. Traffic generation by the proposed use is

BACKGROUND:

The Cedar Valley Airport is an existing operational airport which already exists on the property in the rezone application. This rezone request is being submitted to guarantee that as the surrounding properties develop in the future, the landowners and future residents are aware of the existing operation of the airport. It also will allow the future development of the property to be done under the Airpark Zone designation. The airport is an FAA approved private airport with restricted access, this means that permission is required in order to land on the airstrip. The property is 92.86 acres in size. The Cedar Valley Airport was in existence before Eagle Mountain City was incorporated. The applicant has expressed interest in creating an Airpark development. Included in this report are images from an existing Airpark.

The General plan designates this property as Neighborhood Residential One and Regional Commercial. The property is currently zoned Agricultural.

ITEMS FOR CONSIDERATION:

The city code defines the Airpark zone as: The purpose is to provide commercial and residential sites with access to hangars and taxiways suitable for business and general aviation aircraft. The Airpark zone will encourage a variety of uses including business parks, light manufacturing, professional offices, restaurants, and lodging. 17.045.020.

The following are the permitted uses 17.45.030:

A. Aircraft sales, manufacturing, assembly and service operations or other aviation services carried out under contract with the city are permitted uses;

B. Single-family detached dwellings;

C. Research and development uses, including medical or electronic assembly and manufacturing;

D. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;

E. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;

F. Laundry and dry cleaning establishments;

G. Commercial recreation including golf courses;

H. Motels and hotels;

within capabilities of streets serving the property.
E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

PREPARED BY:
Michael Hadley, Planning

I. Office/business parks;
J. Shopping centers that include grocery stores, restaurants without drive-through windows, general retail services in multi-unit buildings;
K. Mixed uses of residential and commercial including small-scale retail, service commercial, or offices;
L. Public parks;
M. Public and private utility structures or facilities;
N. Residential facilities for the elderly;
O. Manufacturing.
The Conditional Uses 17.045.040:
A. Retail establishments such as restaurants, department stores, furniture outlets, warehouse stores, hardware and building supply stores, auto parts and gasoline service stations and auto sales facilities;
B. Printing, lithography and publishing establishments;
C. Convenience stores;
D. Restaurants with drive-through windows;
E. Banks and banks with drive-through windows;
F. Religious or cultural meeting halls;
G. Public or private schools;
H. Home businesses (as allowed by Chapter 17.65 EMMC);
I. Pet stores.
The Airpark zone does prohibit multi-family housing and twin home housing.

RECOMMENDATION:

If the Planning Commission recommends approval of the rezone application to the City Council, we recommend the following motion:

"I move that the Planning Commission recommends approval of the Eagle Mountain Airpark Rezone to the City Council with the following conditions.

1) any conditions the Planning Commission deems relevant within the criteria for rezoning property.

If the Planning Commission recommends denial of the application to the City Council, we recommend the following motion:

"I move that the Planning Commission recommends denial of the Eagle Mountain Airpark Rezone to the City Council for the following reasons..."

Attachments:

[3D Chandler AZ airpark.png](#)
[Airpark park Chandler AZ.png](#)
[Chandler AZ Airpark.png](#)
[Chandler AZ largeview Airpark.png](#)
[Midview Chandler AZ Airpark.png](#)
[Zoom in Chandler AZ airpark.png](#)















**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2019**

TITLE:	Holiday Oil Convenience Store - Concept Plan
ITEM TYPE:	Concept Plan
APPLICANT:	John Linton - Holiday Oil

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:

[Aerial with Freeway.pdf](#)

[Holiday Oil Sunset Dr..pdf](#)





Know what's below.
Call before you dig.

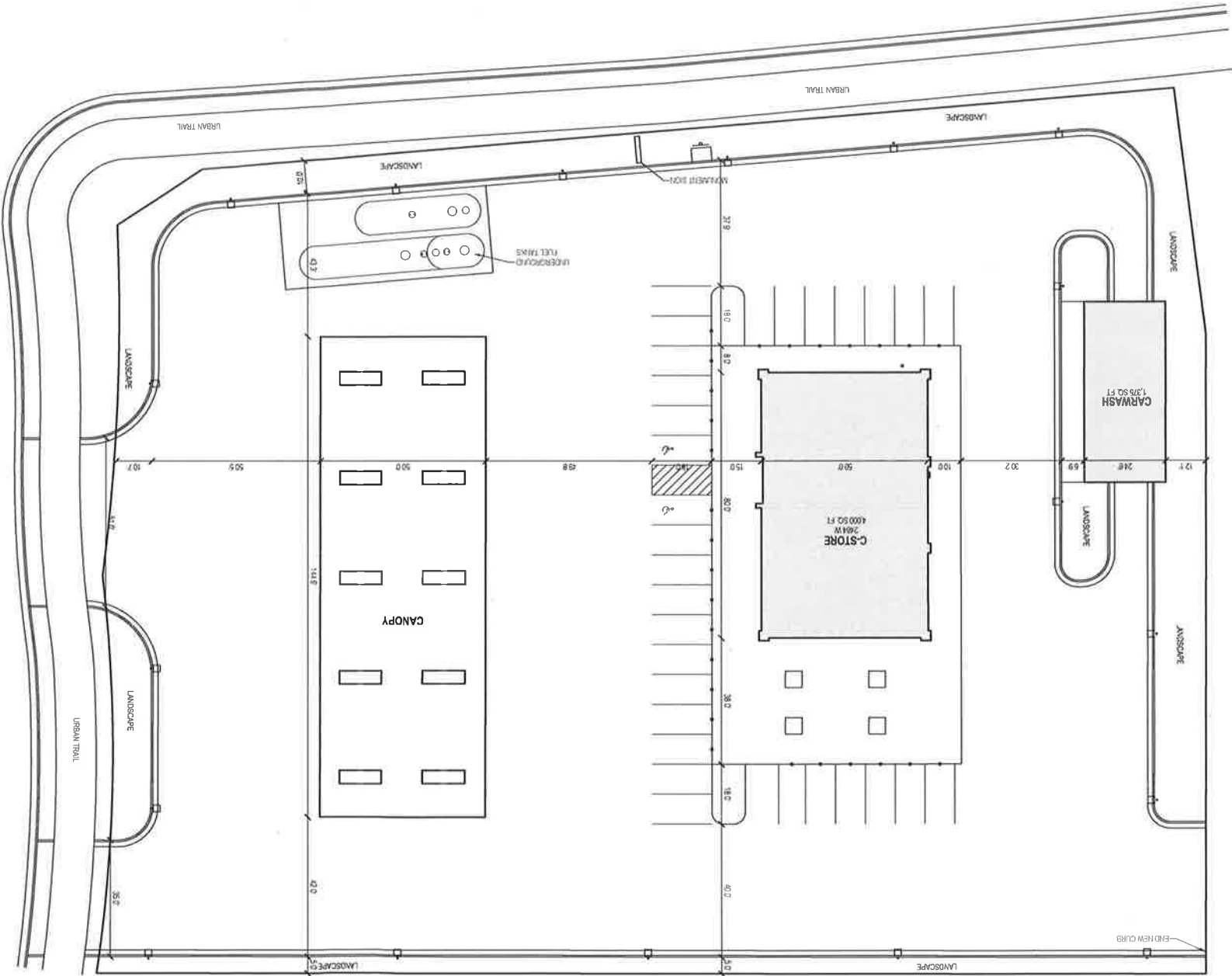
CALL GUESTS
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION



BENCHMARK

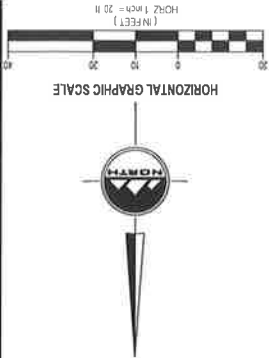
SOUTH QUARTER CORNER SECTION 12, 16S.
FROM SALT LAKE BASE & MERIDIAN

ELEV. = 4866.00



PARKING DATA TABLE	
REQUIRED PARKING STALLS	16
STANDARD STALLS	29
HANDICAP ACCESSIBLE STALLS	2
TOTAL STALLS PROVIDED	31
REQUIRED BICYCLE STALLS	2
BICYCLE STALLS PROVIDED	2

SITE SUMMARY TABLE	
DESCRIPTION	PERCENTAGE
PAVEMENT	68%
AREA (SQ)	55.058
PATIO/DECK	5.595
C-STORE/CARWASH	5.375
CANOPY	7.200
LANDSCAPING	9.814
TOTAL SITE	82.817
1.9 ACRES	100%



EAGLE MOUNTAIN
HOLIDAY OIL
SUNSET DRIVE CEDAR FORT ROAD
EAGLE MOUNTAIN CITY, UTAH

FOR
HOLIDAY OIL
315 WEST 2100 SOUTH
WEST VALLEY CITY, UTAH
CONTACT
JERRY WASSER
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LAYTON
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TOOELE
Phone: 435.843.3590

CEAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983



THE STANDARD IN ENGINEERING

SITE PLAN

PROJECT NUMBER: 9129
DATE: 6/16/18
DRAWN BY: B. PAGE
CHECKED BY: C. DUNCAN
C-1.0