



**EAGLE MOUNTAIN CITY**  
City Council Staff Report  
**July 5<sup>th</sup> 2016**

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*Project:* **Metro Ready Mix Concrete Plant**  
*Applicant:* John Dunn  
*Request:* Site Plan Approval  
*Type of Action:* Action Item

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***Preface***

This application is for a concrete plant located North of State Road 73, on the Talons Cove Property.

***BACKGROUND***

On June 21<sup>st</sup> the Eagle Mountain City Council reviewed the site plan application for a Metro Ready Mix Concrete plant. Ultimately the City Council voted (5-0) to table to item to the July 5<sup>th</sup> 2016 City Council meeting. The Council and the mayor expressed a desire to table the item in order to do more research.

***PLANNING COMMISSION RECOMMENDATION***

On June 14<sup>th</sup> 2016 the Planning Commission held a public hearing on a proposed Concrete Plant located on the Talons Cove Property. Ultimately the planning commission voted to recommend approval of the Metro Ready Mix Concrete Plant site plan by a vote of 4-0.

***Items for Consideration***

- **Zoning.** The proposed concrete plant is located within the Extractive Industries Overlay Zone (**Chapter 17.54**) of the Eagle Mountain Municipal Code (EMMC). The purpose of 17.54 is to regulate mining, and asphalt or concrete production on properties appropriately zone. (17.54.010)
  - **Permitted Use:** Asphalt and Concrete production is a Permitted Use in the Extractive Industries Overlay Zone.
  - **Minimum lot sizes:** Minimum lot sizes in this zone are 10 acres, the application is for a four (4) acre development that is located on an approximately eighty-three (83) acre parcel, located entirely within the Extractive Industries Overlay Zone.
  - **Buffering and Screening.** The EMMC requires uses in the Extractive Industries Overlay Zone that produce substantial noise(Rock Crushers, shredders, batch plants, and other equipment that produces substantial noises) are only permitted at least a quarter of a mile (1/4) or one thousand three hundred and twenty feet (1,320')from properties

containing residential development. **(17.54.050)**. *The proposed location does comply with this standard.*

- Berms and Landscaping may be required to buffer the use from public roads, however, the proposed concrete plant location is separated from public roads by a large hill, and staff doesn't believe any additional buffering is necessary.
- The applicant placed a 94' model at the site location on Google Earth, and street views confirmed that it could not be seen from any Street in Eagle Mountain, staff has confirmed the results by



Placing a 101' tall model to google earth (above left) this model is not visible from any city street (SR-73 above left, Hillside Drive at Ranches Parkway right)



- **Lighting.** Lights should be positioned in such a way as to reduce the amount of light trespass onto other properties.

- **Truck Traffic.** The applicant has indicated that truck traffic to and from the Concrete Plant will leave through Saratoga Springs, and will not result in increased truck traffic in Eagle Mountain. The reason

for this is because it is a shorter, more direct route to the rest of the valley; the applicant has indicated it takes approximately half as much time to leave the city via Saratoga Springs versus through Mt. Airey.

- **Noise Restrictions.** The use shall comply with Eagle Mountain Noise Ordinances which restricts sound below sixty-five (65) decibels, measured at the property line from the hours of 9:00 PM to 7:00 AM Monday-Saturday, and 9:00 PM to 9:00 AM Sunday.

The applicant has indicated they are able to meet these restrictions, as they have other sites in West Valley and Pleasant Grove which are not time restricted that could batch early morning orders, the applicant is also very confident that the sound from the plant will not exceed 65 decibels at the property lines when it is functioning.

- **Dust.** The product that is produced by this plant is wet concrete, and in order to create the concrete the materials must be kept wet, this is done with a sprinkler system on site. The number one contributor of dust from this site will be trucks leaving the site, the applicant has indicated they must have fugitive dust control plans through the Utah Department of Environmental Quality (DEQ)

**Attachments**

- Site Plan
- Batch Plant Drawing
- Pictures of Site
- Chapter 17.54 Extractive Industries Overlay Zone

**BY ERIE STRAYER CO.  
TWIN T & C**

- ① P12-UPV6-290A AGG BIN (PATT. A-222)  
6 COMPARTMENTS FOR AGG
- ② 12 CU. YD. AGG BATCHER
- ③ CONVEYOR HEAD END SUPPORT
- ④ ROTARY DISTRIBUTOR
- ⑤ ROTARY DISTRIBUTOR SERVICE PLATFORM
- ⑥ UNITIZED BATCHING SECTION (AGG)
- ⑦ STAIRWAY FROM GRADE TO ROTARY DISTRIBUTOR MAINTENANCE PLATFORM W/ ACCESS TO UNITIZED CHUTE SECTION PLATFORM & TRUCK CHUTE PLATFORM & BATCH PLATFORM
- ⑧ LOWER COLUMNS & BRACING
- ⑨ CS2-1150 CEMENT SILO SPLIT 1/2-1/2 W/ DOUBLE WALL DIVIDER 1150 BBL. MAX. CAPACITY (2 REQ'D)

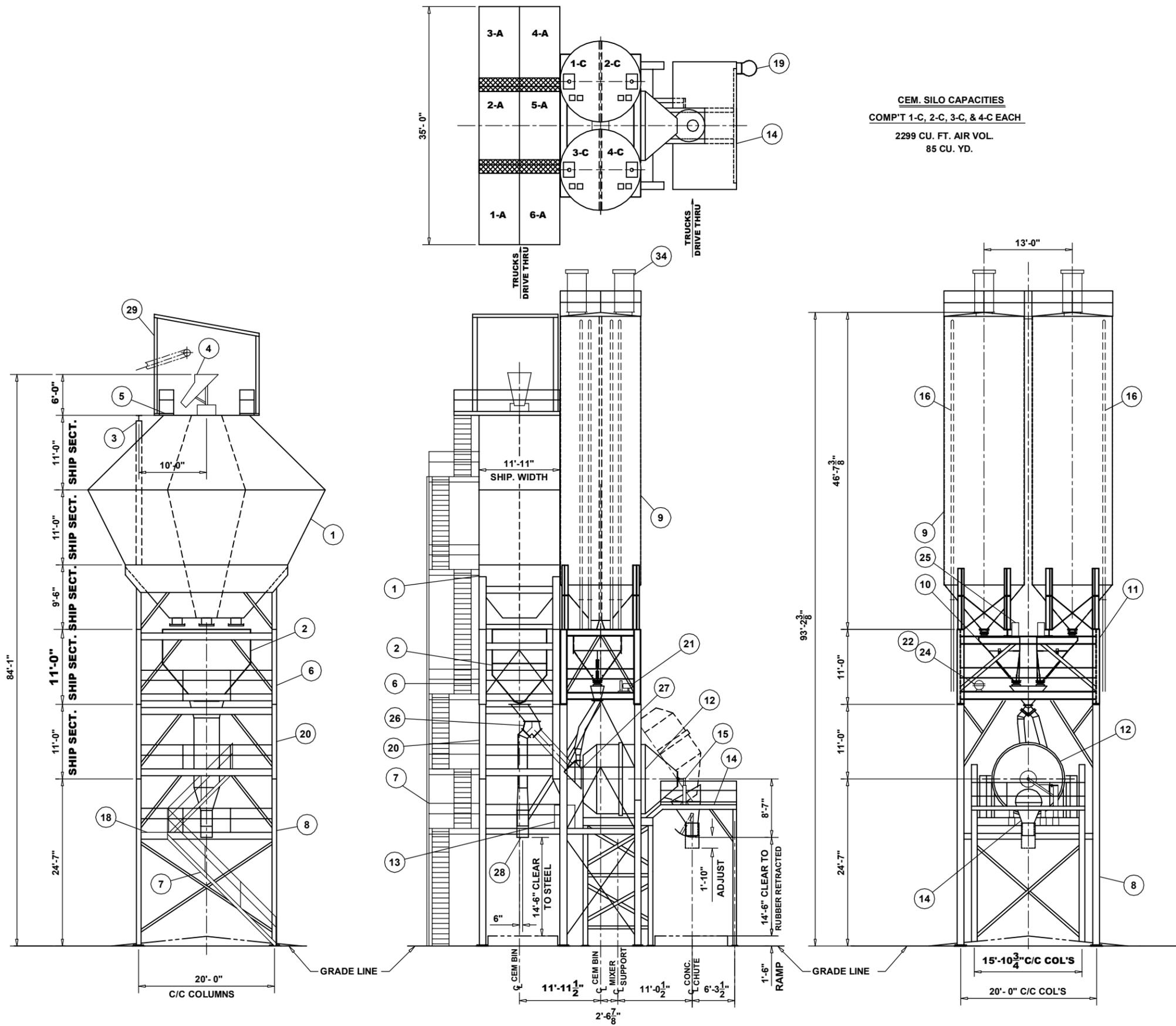
**CEM. SILO CAPACITIES**  
COMP'T 1-C, 2-C, 3-C, & 4-C EACH  
2299 CU. FT. AIR VOL.  
85 CU. YD.

- ⑩ 12 CU YD CEM. BATCHER (2 REQ'D)
- ⑪ UNITIZED BATCHING SECTION (CEM)
- ⑫ 12 CU. YD. ERIE TILT MIXER & SUPPORT
- ⑬ HYDRAULIC POWER UNIT
- ⑭ CONCRETE DIRECTIONAL CHUTE W/ TELESCOPIC CHUTE, DRIP PAN, SERVICE PLATFORM & SUPPORT
- ⑮ MIXER NOSE PLUG
- ⑯ AIR LOADING PIPING 5" DIA (8 REQ'D)
- ⑰ LADDER W/ SAFETY CAGE FROM ROTARY DISTRIBUTOR MAINTENANCE PLATFORM TO SILO ROOF
- ⑱ SERVICE PLATFORM @ MIXER LEVEL
- ⑲ LADDER W/ SAFETY CAGE FROM GRADE TO CONC. DIRECTIONAL CHUTE SERVICE PLATFORM
- ⑳ UNIT CHUTE SECTION
- ㉑ 7 HP AERATION BLOWER
- ㉒ 4" WATER METER
- ㉓ MOTOR CONTROL PANEL
- ㉔ 2" SLUMP ADJUST WATER METER
- ㉕ CEMENT BATCHER FILTER VENT (2 REQ'D)
- ㉖ AGG TWO WAY CHUTING
- ㉗ MIXER CHARGING CHUTE
- ㉘ DRY BATCH TRUCK CHARGING CHUTE
- ㉙ ENCLOSURE FRAMEWORK OVER TOP OF AGG BIN, ROTARY DISTRIBUTOR & HEAD END OF BIN CHARGING CONVEYOR

- OPTIONAL - ⑳ GIRTS, CLIPS AND SAG RODS FOR THREE SIDES OF AGGREGATE BIN
- OPTIONAL - ㉑ GIRTS, CLIPS AND SAG RODS FOR ENCLOSING AGG BIN & CEM BIN COLUMN STRUCTURES FROM BASE PLATES TO BIN HOPPERS; TWO SIDES OF CEM BIN OPEN FOR TRUCKS TO DRIVE THRU
- ⑳ 25 H.P. AIR COMPRESSOR W/ 120 GAL. TANK

**BY CONAGGBIT**

- ⑳ DUST COLLECTION SYSTEM
- ㉑ CEMENT SILO FILTER VENT (4 REQ'D)



**GENERAL NOTES BELOW APPLY TO EQUIPMENT SHOWN ON THIS DRAWING.**

- AGGREGATE BINS AND BIN COMPARTMENTS  
HEAP CAPACITIES OF AGGREGATE BINS AND BIN COMPARTMENTS ARE AS SHOWN AND ARE BASED ON HEAVING TO AN ANGLE OF 40° FROM THE HORIZONTAL WITH MATERIAL WEIGHING 110# PER CU. FT. OR APPROXIMATELY ONE AND ONE HALF TONS PER CU. YD.

- CEMENT BINS, BIN COMPARTMENTS AND SILOS  
MINIMUM BARREL, BIN, BIN COMPARTMENT AND SILO CAPACITIES AS SHOWN ARE BASED ON BULKING OF 20% OR 0.9 CU. FT. PER BARREL.

- ELECTRIC MOTORS  
UNLESS INDICATED OTHERWISE, ALL ELECTRIC MOTORS ARE WIRED FOR 230/460 VOLT, 3 PHASE, 60 CYCLE CURRENT. STARTING EQUIPMENT WILL BE FURNISHED TO OPERATE ON 460 VOLTS UNLESS OTHERWISE STATED.

- POWER REQUIREMENT FOR CONTROLS  
VOLTAGE SHALL BE 120 VOLTS (+/- 5%) 60 CYCLE PER SECOND.

- MODIFICATIONS OR ADDITIONS  
ALL FIELD CHANGES TO THE EQUIPMENT SHOWN HEREIN, OR ANY ENCLOSURE, WALKWAY, PLATFORM, HOUSING OR OTHER ADDITION TO THIS EQUIPMENT ARE THE RESPONSIBILITY OF THE BUYER, WHO AGREES TO HOLD ERIE STRAYER COMPANY HARMLESS AGAINST LIABILITY FOR THE SAME.

- NOT FOR CONSTRUCTION  
THE DIMENSIONS SHOWN HEREON ARE GENERAL AND OUTLINE DIMENSIONS ONLY AND ARE NOT INTENDED FOR USE AS DETAIL DIMENSIONS FOR MAKING MODIFICATIONS OR ADDITIONS, SUCH AS ENCLOSURES, WALKWAYS, PLATFORMS OR HOUSINGS TO THE EQUIPMENT SHOWN.

**EQUIPMENT CONFORMS TO CPMB, PMMD, & CSMD STANDARDS**

NO.	REVISION	BY	DATE
1	UPDATE DRAWING	NAS	12/22/2015

**ERIE STRAYER CO.**  
1851 Rudolph Ave. Erie, PA 16502  
Phone: (814) 456-7001 Fax: (814) 452-3422  
Website: www.eriestrayer.com

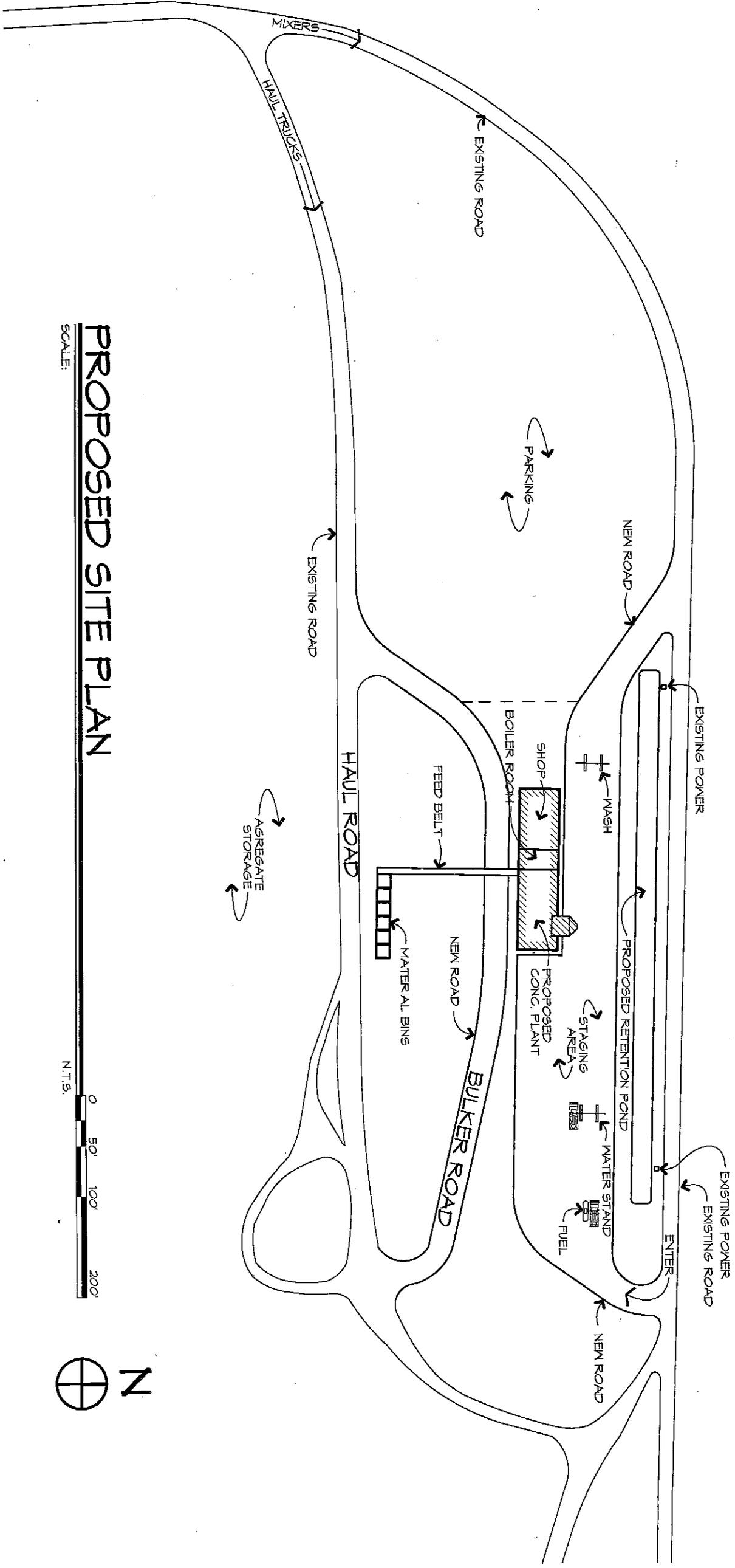
DWG BY	DATE	CHK BY	DATE	APP BY	DATE
NAS	12/4/2015				

**PLANT POWER**  
460V - 3PH - 60HZ

**CONTROL POWER**  
120V - 1PH - 60HZ

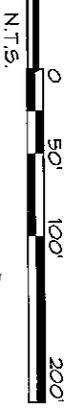
**ERIE STRAYER CO.**  
UNITIZED TWIN BIN TRANSIT & CENTRAL MIX PLANT  
PROPOSAL P120415CON2  
METRO READY MIX

CONTRACT NO. \_\_\_\_\_ SCALE 1/8"=1'-0" DWG NO. 4A-258548-1



# PROPOSED SITE PLAN

SCALE:



## Chapter 17.54 EXTRACTIVE INDUSTRIES OVERLAY ZONE

Sections:

**17.54.010 What this chapter does.**

**17.54.020 Purpose and objective.**

**17.54.030 Uses.**

**17.54.040 Area requirements.**

**17.54.050 Buffer and screening requirements.**

**17.54.060 Permit application and reclamation plan.**

### **17.54.010 What this chapter does.**

This chapter contains land use provisions that regulate mining and asphalt or concrete production on properties appropriately zoned.

### **17.54.020 Purpose and objective.**

The purpose of the extractive industries overlay zone is to provide locational control over extractive uses, to promote the reclamation of these sites, and to provide proper buffering and protection for neighboring development and uses.

### **17.54.030 Uses.**

In addition to the uses allowed in the base zone, the following uses are permitted as long as the applicable development standards have been met:

- A. Earth products extraction;
- B. Asphalt and concrete production.

### **17.54.040 Area requirements.**

The minimum lot area for this overlay zone is 10 acres.

### **17.54.050 Buffer and screening requirements.**

No new extraction or mining activities are permitted within 1,000 feet of property containing existing residential development. Rock crushers, shredders, batch plants, and other equipment that produces substantial noise are only permitted more than one-quarter mile or 1,320 feet from property containing residential development. Berms and/or landscaping may be required to buffer the equipment from neighboring properties and/or public roads. Lights must be directed in a way that will limit light pollution onto adjoining properties.

### **17.54.060 Permit application and reclamation plan.**

An application for mining/extraction and a reclamation plan must be submitted for approval by the city engineer and planning director prior to any excavation or production work on the site, indicating how the site will be reclaimed upon completion of mining or production activities to allow for the productive and compatible reuse of the site. The reclamation plan shall include the following items of information:

- A. Phasing Plan. A plan showing the phasing of the excavation.

B. Grading Plan. A grading plan showing the final topography of the site upon completion of reclamation.

C. Supplemental runoff management plan/storm water pollution prevention plan.

D. Revegetation Plan. A revegetation plan, if applicable, indicating what planting will occur to reestablish vegetation on the site.

E. Drainage Plan. A drainage plan indicating the hydrological characteristics of the site after reclamation, including the creation/modification of floodplains or natural drainage channels.

F. Traffic Study. A traffic study detailing the impact of the traffic generated by the operation on city streets.

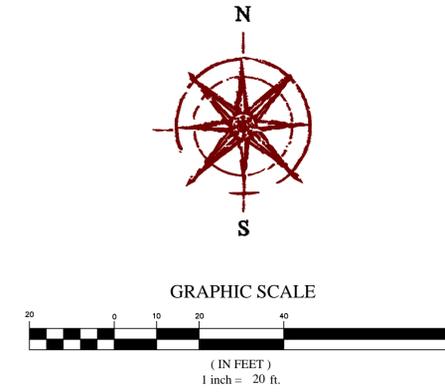
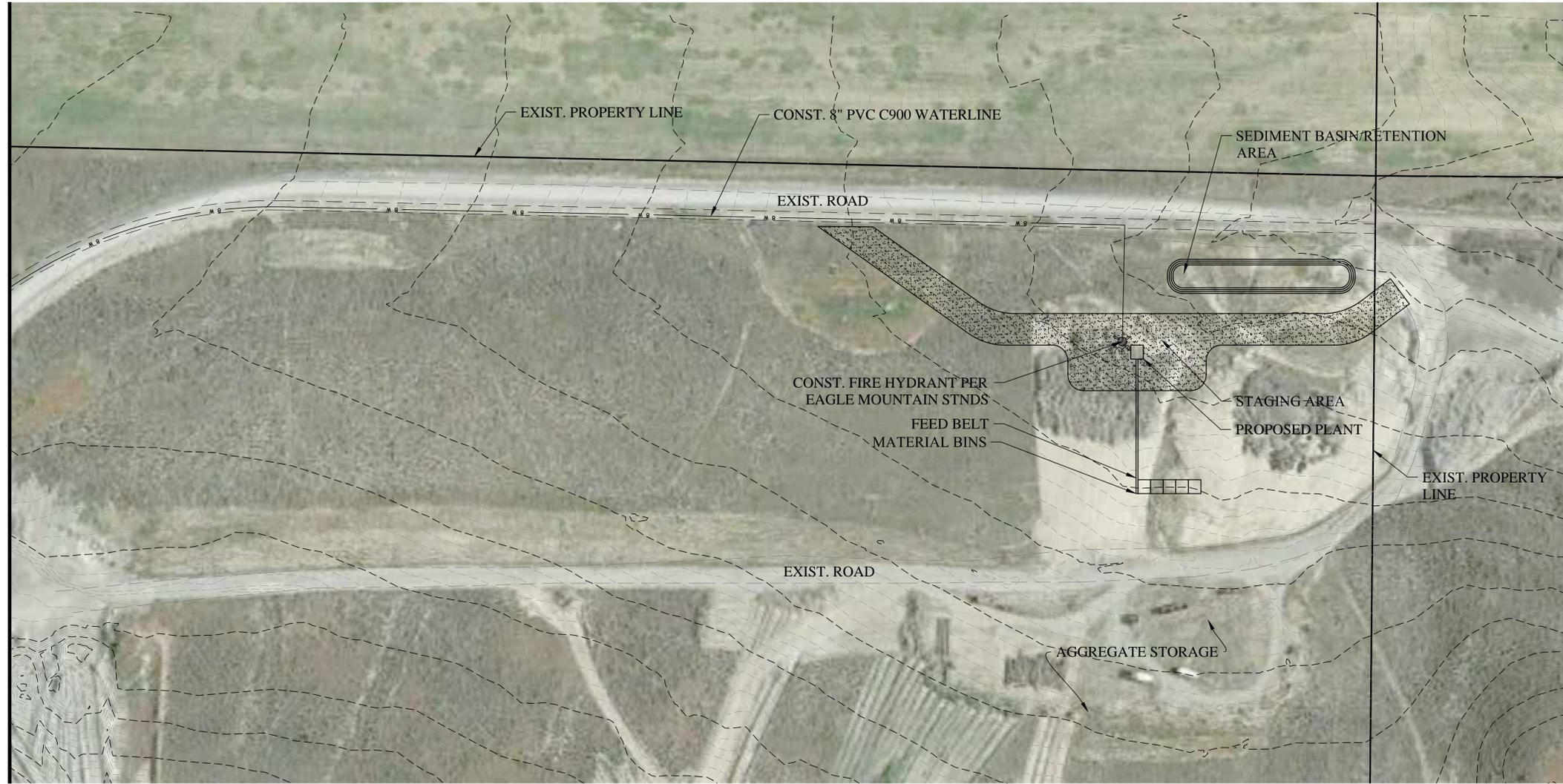
G. Financial Analysis. A financial analysis detailing all the costs of the reclamation plan.

H. Financial Security. Financial security, in a form and amount reasonably acceptable to the city, as determined by the city engineer, to assure the implementation of the reclamation plan. The security shall be released upon completion of reclamation or rehabilitation of the site. The security shall be forfeited to the city in the event of noncompliance.

I. Reclamation shall take place on or before one year after the date of cessation of operations or one year after the last date that any earth product materials are extracted from the site.

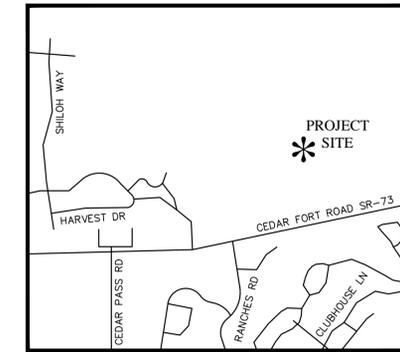
If the Utah Division of Oil, Gas, and Mining requires a reclamation plan and financial security or bond for the project/operation, this plan and evidence of a bond may be submitted to the city in lieu of the requirements listed above.

MATCH LINE SEE SHEET C02



**LEGEND**

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
—	EXIST. FENCE
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 502 WEST 8360 SOUTH  
 SANDY, UTAH 84070 PH: (801) 352-0075  
 www.focusutah.com

**METRO READY CONCRETE PLANT**  
**EAGLE MOUNTAIN, UTAH**  
**SITE PLAN**

**REVISION BLOCK**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

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 IT'S THE LAW  
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 1-800-662-4111  
 208-2100  
 (SALT LAKE METRO)  
**Blue Stakes of Utah**  
 UTILITY NOTIFICATION CENTER, INC.  
 205 WEST 700 SOUTH, SUITE 101  
 SALT LAKE CITY, UTAH 84101

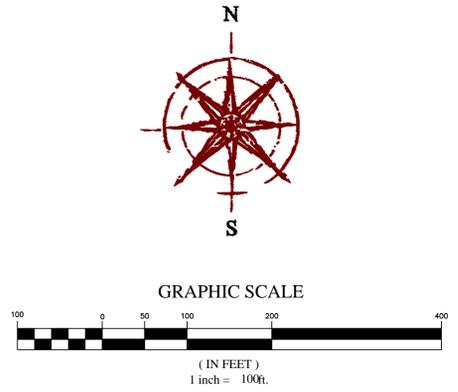
**SITE PLAN**

Scale: 1"=50'  
 Date: 05/10/16  
 Drawn: GBD  
 Job #: 05/10/16  
 Sheet: **C01**

Z:\2015\15-3356 Metro Ready Concrete Plant\Design\15-3356.dwg\sheet\c01 site plan.dwg

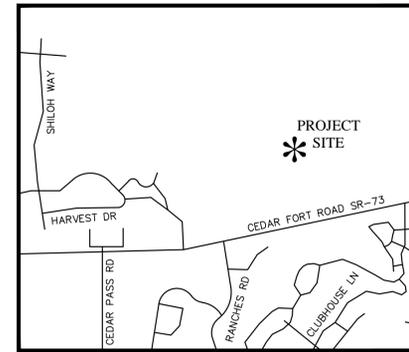


MATCH LINE SEE SHEET C01



**LEGEND**

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. FENCE
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	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



VICINITY MAP  
N.T.S.

**METRO READY CONCRETE PLANT**  
EAGLE MOUNTAIN, UTAH  
**OFFSITE WATER PLAN**

REVISION BLOCK	
#	DESCRIPTION
1	.....
2	.....
3	.....
4	.....
5	.....
6	.....

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(SALT LAKE METRO)  
**Blue Stakes of Utah**  
UTILITY NOTIFICATION CENTER, INC.  
205 WEST 700 SOUTH, SUITE 101  
SALT LAKE CITY, UTAH 84101

**OFFSITE WATER PLAN**

Scale: 1"=100'  
Date: 05/10/16  
Job #: 05/10/16  
Drawn: GBD  
Sheet: C02

C02

21\_2015A\18-335\_Metro Ready Concrete Plant\design\18-335.dwg\sheets\002\_offsite\_water\_plan.dwg

**FOCUS**  
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