EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 15, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands known as Eagle Mountain Data Campus.
ITEM TYPE:	Rezone and Concept Plan
FISCAL IMPACT:	
APPLICANT:	Corey Berg, representing Bell Street Investments

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Business Park/Light Industry	Agricultural (Ag)	480	

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs

RECOMMENDATION:
Staff recommends that the City Council approve the application request for the reasons set forth in the staff report or table the item pending finalization of RTI zone updates/changes.

BACKGROUND:

The subject property comprises 480 ("per a submitted County Tax Parcel Map") or 490 (per a submitted Rezone Application) acres of land identified as Parcel #s 59-058-0001 and 59-058-0002 located in the southwest quadrant/region of the City. The property is generally located near 1000 North and 16000 West.

The Property is currently zoned "Agricultural" and is located within an "Business Park/Light Industry" land use per the City's adopted General Plan Future Land Use Map. The Applicant proposes that the Property be assigned the "Regional Technology and Industry (RTI) Overlay Zone" to facilitate development of a data center on the Property. Following discussions on the concept build-out and parking count (both having been determined to be plausible) and the the property's unique ability to provide adequate power to a data center, the Planning Commission voted on January 25th to recommend approval of the proposal.

ITEMS FOR CONSIDERATION:

The Conclusions of Law, required findings, standards and requirements for the proposed Rezone may be found in EMMC §§ 17.090.060. Standards for concept plan reviews are not stated in Eagle Mountain's adopted municipal code. Nevertheless, in evaluating such requests, the City applies common planning principles and reasoning to the evaluation of such applications.

Rezoning (EMMC § 17.90.060):

Compliance with General Plan: Property zoning will be compatible with the General Plan Future Land Use Map if the requested rezone is approved. A development agreement could be executed to establish special standards, architectural, landscaping and site development controls, utility and right-of-way improvements, etc. if desired/necessary.
Compatibility Determination: The Property is bordered by properties within the Business Park/Light Industrial Future Land Use. Adjoining zoning is Agricultural and the RTI district. Adjoining land uses include agricultural activities and an existing data center.
City Services: Utility and emergency services are, or may be made, available to the property.
Traffic Generation: Traffic analysis will be handled at the site plan review stage.

REQUIRED FINDINGS:

Approval criteria [Conclusions of Law] for a Rezone are listed in EMMC §§ 17.90.060. Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal.

Concept plans are non-binding and are opportunities for the Council to provide feedback to the applicant.

PLANNING COMMISSION ACTION/RECOMMENDATION:
On January 25th the Planning Commission reviewed the proposed rezone and concept plan and moved to recommend approval to the City Council of the rezone to apply the Regional Technology and Industry Overlay Zone to the Eagle Mountain Data Campus property (5-0).

ATTACHMENTS:

ORD--Eagle Mountain Data Campus Rezone
Future Land Use Map and Zoning
Concept Plan
Infrastructure Map