

# Eagle Mountain City Council Agendas 2006

## *Dates of City Council Meetings:*

- January 10, 2006
- January 24, 2006
- February 7, 2006
- February 21, 2006
  - March 7, 2006
  - March 22, 2006
  - April 4, 2006
  - April 18, 2006
  - May 2, 2006
  - May 16, 2006
  - June 6, 2006
  - June 10, 2006
  - June 20, 2006
  - July 18, 2006
  - August 1, 2006
  - August 15, 2006
- September 5, 2005
- September 19, 2006
- September 22, 2006
- September 25, 2006
- September 30, 2006
  - October 3, 2006
  - October 17, 2006
  - October 20, 2006
  - October 21, 2006
  - October 24, 2006
  - November 2, 2006
  - November 8, 2006
  - November 14, 2006
  - November 21, 2006
  - December 5, 2006

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**January 10, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

*\*\*This meeting may be held telephonically in order for a Councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**DISCUSSION/REVIEW ITEMS**

- 1. REVIEW – Rules of Order for City Council Meetings**
- 2. PRESENTATION – FY05 Audit – Gilbert & Stewart / Chris Hillman**
- 3. REVIEW – Business License Amendments – Adam Lenhard**

**MAYOR’S BUSINESS**

- 4. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 5. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**COLOR GUARD/PLEDGE OF ALLEGIANCE – Scout Troop #1016**

**APPROVAL OF MINUTES**

- 1. MINUTES of City Council Meeting – November 15, 2005  
(previously tabled, no amendments)**
- 2. MINUTES of City Council Meeting – December 6, 2005**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
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**This agenda is also available on the City’s webpage at [www.eaglemountaincity.com](http://www.eaglemountaincity.com)**

### PUBLIC COMMENTS

3. **Time has been set aside for the public to express their ideas, concerns, and comments.**  
*(Please limit your comments to 3 minutes.)*

### MAYOR'S REPORT

4. **ANNOUNCEMENTS / UPCOMING EVENTS**
5. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
6. **APPOINTMENTS**
  - a. **Economic Development Board – 1 vacancy**
  - b. **Planning Commission – 2 vacancies**
7. **RECOGNITION**
  - a. **Mike Peterson, Eagle Scout Project – Eagle Park Commons**
  - b. **Significant Donors for Eagle Park Commons**

### SCHEDULED ITEMS

8. **PUBLIC HEARING – Business License Ordinance Amendments (Title 6)**

BACKGROUND: The Business License Ordinance has been revised by the Planning Department to simplify doing business in Eagle Mountain City and streamline the application and approval process. A public hearing will be held, however, Staff recommends that the item be tabled to the next meeting to allow time for incorporation of the City Council's comments into the document.

9. **PUBLIC HEARING – Development Code Amendments with regard to the Residential Zone, Home Businesses, Conditional Uses, and Building Permits.**

BACKGROUND: On December 13, 2005 the Planning Commission recommended that the City Council approve the proposed amendments to the Development Code Title 1, Chapter 5 – Residential Zone; Title 1, Chapter 13 – Home Businesses; Title 1, Chapter 19 – Conditional Uses; and Title 2, Chapter 12 – Building Permits with modifications. A public hearing will be held, however, Staff recommends that the item be tabled to the next meeting to allow time for incorporation of the City Council's comments into the document.

10. **MOTION – Consideration and acceptance of the Fiscal Year 2005 Audit Report and findings.**

BACKGROUND: Independent auditors Gilbert and Stewart have recently concluded the City's audit for Fiscal Year 2005. The firm completed the audit last month and the City, per state statute, filed the audit with the Utah State Auditor's office in Salt Lake City.

**11. RESOLUTION – Consideration and Approval of a Resolution amending the Consolidated Fee Schedule Section 1.8.6(2) to increase natural gas rates.**

BACKGROUND: While gas rates dropped in December they came back up in January and the City needs to increase the retail rate in order to offset the increase in wholesale cost. It is recommended the natural gas rate be changed from \$10.00 a decatherm to \$11.00 a decatherm. This amendment will be effective for the January billing cycle which started December 20.

**12. AGREEMENT – Consideration and approval of an extension of an Agreement with Family Solutions for IT Technical Support Services.**

BACKGROUND: Several years ago the City conducted a formal bid process to provide IT services for the City. It is now time to extend this contract. This item was tabled at the last City Council meeting pending rate comparison of what other cities pay for their IT contract services.

**13. CONSENT AGENDA**

A. Partial Pay – Arrow Engineering – Mt. Airey 2005 Completion

CITY COUNCIL ITEMS

**14. COUNCIL COMMENTS**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action by the City Council.**

**15. REPORT – Fire Department Actions – December 2005.**

**16. REPORT – Public Safety Actions – December 2005.**

**17. REPORT – Financial Report – December 2005 – Gordon Burt**

ADJOURNMENT

**CERTIFICATE OF POSTING**

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **5th** day of **January, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **5th** day of **January, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**January 24, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**3:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**DISCUSSION/REVIEW ITEMS**

- 1. TOUR – Lot Frontages in Residential Areas**
- 2. DISPLAY – New Brush Truck donated by LEPC**
- 3. 5:30 P.M. PRESENTATION – Mountainland Association of Governments – Regional Transportation Updates**

**MAYOR’S BUSINESS**

- 4. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 5. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**COLOR GUARD/PLEDGE OF ALLEGIANCE – Utah County Sheriff’s Office**

**MAYOR’S ITEMS**

- 1. STATE OF THE CITY ADDRESS**
- 2. RECOGNITION – Service of Former Councilmembers**
- 3. APPOINTMENTS**
  - a. Economic Development Board – 1 vacancy**
  - b. Public Works Board – 1 vacancy**
- 4. PRESENTATION – Municipal Ambulance License – Chief Rand Andrus**

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## PUBLIC COMMENTS

5. Time has been set aside for the public to express their ideas, concerns, and comments. *(Please limit your comments to 3 minutes.)*

## SCHEDULED ITEMS

6. **RESOLUTION – Consideration and approval of a Resolution Authorizing the Sale and Transfer of the Telecommunications Assets of Eagle Mountain City to Direct Communications Cedar Valley, Inc.; Certifying The Exemption of a Certain Parcel of Land to the Subdivision Requirements of the City; Authorizing the Mayor, the City Administrator and Treasurer to Execute All Documents Necessary to Affect the Transfer of Personal Property, Real Property, Contract Rights, and for the Call and Redemption of the City Telecommunication Bonds and Related Matters Which are Necessary to the Completion of the Sale of the Telecommunications System, Property and Assets and to Approve a Franchise Agreement with Direct Communications Cedar Valley, Inc.**

BACKGROUND: This is the final council action to conclude the sale of the telecommunications system to Direct Communications. The adoption of the resolution will authorize the Mayor and each of the relevant city personnel to execute all the documents necessary accomplish the transaction including to transfer the system assets, redeem the telecommunication system bonds, enter a new franchise agreement for the use of city facilities by Direct Communications as contracted by the City and Direct Communications in December 2003, calculate the final purchase price in compliance with the referendum approving the sale of the system and certify the exemption from subdivision ordinances of the property transfer to Direct Communications which creates a new parcel adjacent to Fire Station #1.

7. **PUBLIC HEARING – UDOT Transportation Enhancement Program Application**  
**MOTION – Consideration and approval of submission of the UDOT Transportation Enhancement Program Application and authorizing the Mayor to sign associated documents.**

BACKGROUND: The City has been actively working towards obtaining funds to complete parks and recreation amenities. The City was recently awarded a trails grant through the State Parks and Recreation Department to construct a trail on the historic Pony Express/Overland Stage Route. The grant required a 50% match which SITLA has committed to contribute the \$51,000 match. With the funding of the first phase of this trail, John Knudsen, the State's Trail Coordinator encouraged the City to apply for additional trail grants to provide connectivity to some isolated trail segments.

8. **MOTION – Consideration and acceptance of the donation of granite Pony Express Monument near the original “Dug Out” Pony Express Station Site in Eagle Mountain City, Utah.**

BACKGROUND: The Pony Express Trail Association was incorporated as a Nonprofit Benefit Corporation on April 3, 1990, which was also the 130th anniversary of the start of the original

Pony Express. The goals of the association are to mark, map, interpret and protect the Pony Express route and related sites. These monument dedications have been set up to be a win for all that participate. The sponsors receive permanent name recognition and the community receives an attractive monument marking an event of Pony Express History.

**9. ORDINANCE – Consideration and Approval of an Ordinance Making Amendments to Business License Regulations in Title 6**

BACKGROUND: The Business License Ordinance has been revised by the Planning Department to simplify doing business in Eagle Mountain City and streamline the application and approval process. A City Council public hearing was held on January 10, 2006 and comments from the City Council have been incorporated into the ordinance.

**10. RESOLUTION – Consideration and approval of a Resolution Amending the Consolidated Fee Schedule with regard to Business License Fees.**

BACKGROUND: The Consolidated Fee Schedule will need to be amended, by resolution, to update fees as listed in the proposed changes to the business license ordinance.

**11. ORDINANCE – Development Code Amendments with regard to the Residential Zone, Home Businesses, Conditional Uses, and Building Permits.**

BACKGROUND: On December 13, 2005 the Planning Commission recommended that the City Council approve the proposed amendments to the Development Code Title 1, Chapter 5 – Residential Zone; Title 1, Chapter 13 – Home Businesses; Title 1, Chapter 19 – Conditional Uses; and Title 2, Chapter 12 – Building Permits with modifications. A public hearing was held on January 10, 2006 and comments from the City Council have been incorporated into the ordinance.

**12. AGREEMENT – Consideration and approval of an education affiliation agreement with IHC Health Services to provide training to the Fire Department.**

BACKGROUND: The State Medical Bureau requires each member of Eagle Mountain Fire that is medically certified as a Paramedic, Emergency Medical Technician Intermediate, or a basic EMT to maintain a certain amount of practical training. This agreement will allow the department members the opportunity to maintain current or future certifications.

**13. AGREEMENT – Consideration and approval of an amendment to the Utah Associated Municipal Power Systems (UAMPS) agreement to allow Eagle Mountain City to have voting participation.**

BACKGROUND: Eagle Mountain City has been a non equity member of UAMPS since 1997. Because Eagle Mountain City is a non equity member of UAMPS, it does not have a vote on the board. This agreement will allow Eagle Mountain City to have a vote on the board concerning the

projects that the City is part of. This change in the agreement was made to allow all the members a vote concerning the IPP Unit 3 study project.

**14. AGREEMENT – Consideration and approval of an Agreement with Sprint for Mobile Phone Services.**

BACKGROUND: This agreement is to provide mobile phone service to various city employees during the scope of their work. The City recently switched cell phone service to Sprint for an annual cost savings of \$7,000. This represents a 30% decrease in cell phone service fees.

**15. CONSENT AGENDA**

- A. Final Bond Release
  - 1. Kiowa – Plat C
- B. Minutes – January 10, 2006

CITY COUNCIL ITEMS

**16. COUNCIL COMMENTS**

COMMUNICATION ITEMS

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**17. Upcoming Agenda Items.**

ADJOURNMENT

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GINA PETERSON, City Recorder

**AMENDED AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING**

**January 24, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

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**3:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

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- 4. The Mayor will bring items to the attention of the City Council.**

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- 5. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**COLOR GUARD/PLEDGE OF ALLEGIANCE – Utah County Sheriff’s Office**

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projects that the City is part of. This change in the agreement was made to allow all the members a vote concerning the IPP Unit 3 study project.

**14A. AGREEMENT – Consideration and approval of an Agreement with Sprint for Mobile Phone Services.**

BACKGROUND: This agreement is to provide mobile phone service to various city employees during the scope of their work. The City recently switched cell phone service to Sprint for an annual cost savings of \$7,000. This represents a 30% decrease in cell phone service fees.

**14B. MOTION – Consideration and approval of a Memorandum of Understanding with Terasen Utility Services.**

BACKGROUND: Terasen is a multi-utility corporation that provides utility infrastructure, construction, and operation services. The City is interested in obtaining information regarding the option of partnering with a private sector company to manage all or parts of its utilities. Terasen has requested that the City participate in the investigation of such private participation in the utilities, including the potential for financing, construction, maintenance and operation of the City's current wastewater, water, gas and electric utility systems. At the direction of the City Council the staff was asked to cooperate in providing all the information to Terasen to enable Terasen to make a proposal. The memorandum of understanding is a draft agreement provided by Terasen which has been edited to recognize that the city has not committed to Terasen and is awaiting a proposal from Terasen.

**15. CONSENT AGENDA**

- A. Final Bond Release
  - 1. Kiowa – Plat C
- B. Minutes – January 10, 2006

CITY COUNCIL ITEMS

**16. COUNCIL COMMENTS**

COMMUNICATION ITEMS

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**17. Upcoming Agenda Items.**

ADJOURNMENT

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**February 7, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

*\*\*This meeting may be held telephonically in order for a Councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**ADJOURN TO A CLOSED EXECUTIVE SESSION**

The City Council will recess into a closed executive session for the purpose of discussing personnel issues - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

**DISCUSSION/REVIEW ITEMS**

- 1. DISCUSSION – Eagle Mountain City Construction Standards and Specifications – Chris Trusty**
- 2. DISCUSSION – Water Rights Credit for The Ranches**

**MAYOR’S BUSINESS**

- 3. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 4. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**COLOR GUARD/PLEDGE OF ALLEGIANCE – Scout Troop #1084**

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## PUBLIC COMMENTS

1. **Time has been set aside for the public to express their ideas, concerns, and comments.**  
*(Please limit your comments to 3 minutes.)*

## MAYOR'S ITEMS

2. **RECOGNITION – Eagle Scout Benjamin Wallace**

## SCHEDULED ITEMS

3. **PUBLIC HEARING – SilverLake Master Development Plan Amendment**  
**MOTION – Consideration and approval of an amendment to the Land Use Element of the SilverLake Master Development Plan.**

BACKGROUND: (Presentation by Adam Lenhard) The current Silver Lake Master Development Plan is vested with up to 2,101 dwelling units over a total of approximately 483.7 acres. Of the 2,101 units, 1388 are single-family and 713 are multi-family.

The revised Map proposes no change in the overall number of dwelling units. The number of single-family units is 1263 and the number of multi-family units is 838. The location of the multi-family units has also been modified. In addition to these changes, the Map has also been redrawn to allow more flexibility in future subdivision layouts while still adequately separating multi-family and single-family uses. The proposed changes are consistent with the City's General Plan Map.

4. **PUBLIC HEARING – The Ranches Master Development Plan Amendment**  
**MOTION – Consideration and approval of an amendment to the Land Use Element of the The Ranches Master Development Plan.**

BACKGROUND: ((Presentation by Peter Spencer) Elkhorn Development has submitted an application to amend a portion of The Ranches Master Development Plan in the Mt. Airey subdivision. The subject property is approximately 0.92 acres in size (40,867 sq. ft.). The applicant is requesting to be able to develop their parcel into four separate lots, instead of the two they are allowed under the current Master Development Plan. They claim that only placing two lots on the subject property would result in an unattractive layout with double frontages, or that the larger lots would be more difficult to maintain. The proposed amendment is consistent with the City's General Plan Map.

5. **DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Eagle's Gate Development, L.C. for Showdown at Eagle's Gate - Plat B.**

BACKGROUND: (Presentation by Adam Lenhard) The Eagle's Gate subdivision is located south of Anthem on the Green and north of the Rock Creek condos. Showdown B is located the

northeast corner of Eagle's Gate. The final plat was approved July 19, 2005 and is being developed by Eagle's Gate Development, L.C. This agreement details the terms of development, including bonding requirements.

**6. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with KHM Lone Tree, L.C. for Lone Tree - Plat C.**

BACKGROUND: (Presentation by Adam Lenhard) The Lone Tree C project is located at the western end of the Ranches Master Development Plan area, northeast of Lone Tree A & B. The final plat was approved September 20, 2005 and is being developed by KHM Lone Tree, L.C. This agreement details the terms of development, including bonding requirements.

**7. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Homeland Holdings, Inc. for Autumn Ridge – Phase I.**

BACKGROUND: (Presentation by Adam Lenhard) The Autumn Ridge project is located in the town center southwest of the Eagle Park Subdivision. The final plat was approved November 24, 1998 and is now being developed by Homeland Holdings, Inc. This agreement details the terms of development, including bonding requirements.

**8. MOTION - Consideration and approval of the Site Plan for the Freemont Springs Church.**

BACKGROUND: (Presentation by Peter Spencer) The LDS Church is proposing the development of a new chapel on a 3.10 acre site located in the Freemont Springs subdivision in The Ranches. The building will be a "Heritage" style and will be approximately 16,708 square feet in size. This parcel of land is zoned Town Core Residential. Places of worship are conditional uses in this zone, and therefore require a Conditional Use Permit review and approval. The City Council has delegated the approval authority for Conditional Use Permits to the Planning Commission. The zoning ordinance identifies churches as a conditional use within the Residential Zone. The primary reason for the conditional use review by the Planning Commission is to ensure that the impacts of the proposed institutional use of the church are mitigated for the surrounding residents.

**9. RESOLUTION – Consideration For Adoption Of A Resolution Of The City Council Of Eagle Mountain City, Utah (The "Issuer"), Finalizing The Terms And Conditions Of The Issuance And Sale By The Issuer Of Its Special Assessment Refunding Bonds, Series 2006 (Special Improvement District No. 2000-1) In The Aggregate Principal Amount Of Not To Exceed \$8,840,000 (The "Series 2006 Bonds"); Awarding And Confirming The Sale Of Said Series 2006 Bonds; Authorizing The Execution By The Issuer Of A General Indenture Of Trust, And Other Documents Required In Connection Therewith; Authorizing And Approving A Bond Purchase Contract; And Authorizing The Taking Of All Other Actions Necessary To The Consummation Of The Transaction Contemplated By This Resolution; Providing A Severability Clause; Repealing Resolutions And Orders In Conflict; Providing An Effective Date; And Related Matters.**

BACKGROUND: (Presentation by Gerald Kinghorn) This Resolution and documents approved with the resolution are necessary to complete the refunding of the 2000-1 SID Bonds. This is the final step in the process of preparing for the closing of the refunded bonds which will take place on February 9, 2006.

**10. AGREEMENT – Consideration and approval of an Agreement with SL6, LLC known as the SilverLake Reimbursement Agreement.**

BACKGROUND: (Presentation by Gerald Kinghorn) In accordance with their development agreement, the developers of SilverLake, SL6, LLC participated in the financing of the construction of the Pony Express well. Their participation allows them to receive reimbursement for the portion of the capacity which they paid for. These reimbursements will be paid out to them from impact fees collected from the SilverLake subdivision on a yearly basis.

**11. MOTION – Consideration and approval of a Memorandum of Understanding with Terasen Utility Services.**

BACKGROUND: (Presentation by Gerald Kinghorn) Terasen is interested in obtaining information regarding City utilities. Terasen has requested that the City participate in the investigation of participation in the utilities. At the direction of the City Council the staff was asked to cooperate in providing all the information to Terasen to enable Terasen to make a proposal. Staff has fully cooperated and provided everything requested by Terasen. The memorandum of understanding is a draft agreement provided by Terasen which has been edited to recognize the City has not committed to Terasen and is awaiting a proposal from Terasen.

**12. CONSENT AGENDA**

- A. Final Bond Release
  - 1. Kiowa – Plat B
  - 2. Pioneer Addition – Phase II
  - 3. Pioneer Addition – Phase III
  - 4. Pioneer Addition – Phase IV
  - 5. Pioneer Addition – Phase V-A
- B. Minutes
  - a. January 10, 2006
  - b. January 24, 2006

CITY COUNCIL ITEMS

**13. COUNCIL COMMENTS**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 14. Upcoming Agenda Items.**
- 15. Proposed Amendments to the Construction Standards and Specifications (for questions or comments, please contact Chris Trusty, City Engineer)**
- 16. Financial Report – January 2006.**
- 17. Building Permit Update – January 2006.**
- 18. LETTER – Mayor Rocky Anderson re: Energy Tax**
- 19. MINUTES – January Council of Governments Meeting.**

### ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **2nd** day of **February, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **2nd** day of **February, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

**February 21, 2006**

**Work Session at 5:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

*\*\*This meeting may be held telephonically in order for a Councilmember to participate\*\**

**5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**PUBLIC COMMENTS**

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.  
(Please limit your comments to 3 minutes.)**

**SCHEDULED ITEMS**

- 4. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Spring Valley, L.C. for the Spring Valley Multi-Family Subdivision.**

BACKGROUND: (Presentation by Adam Lenhard) The Spring Valley development is a multi-family subdivision located along SR 73 in the northeast corner of The Ranches. Spring Valley was approved by the City Council on December 6, 2005 and is being developed by The Sage Group. It contains 80 lots over 9.95 acres. This agreement details the terms of development, including bonding requirements.

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please call the City Recorder’s Office at least 3 working days prior to the meeting at 789-6610**

This agenda is also available on the City’s webpage at [www.eaglemountaincity.com](http://www.eaglemountaincity.com)

**5. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Musketeer, LLC for Valley View South - Plat A.**

BACKGROUND: (Presentation by Adam Lenhard) Valley View Ranch South is located north of SR 73 between North Ranch and Meadow Ranch. Plat A was approved by the City Council on September 6, 2005 and is being developed by The Musketeer Group. This agreement details the terms of development, including bonding requirements.

**6. ORDINANCE – Consideration and adoption of a resolution amending the Construction Standards and Specifications for Eagle Mountain City.**

BACKGROUND: (Presentation by Chris Trusty) The revision to the Construction Standards and Specifications was reviewed at the February 7 City Council work session. The main goals in adopting these standards are to:

- Adopt the APWA Construction Standards and Specifications as modified to conform with the needs of Eagle Mountain City.
- Require secondary irrigation pipe to be installed as the city moves toward the ability to provide reclaimed irrigation water.
- Eliminate redundancies between the Development Code and the Construction Standards
- Establish minimum building criterion designed to reduce city expenditures in maintaining accepted city infrastructure.

Last year the city spent just over \$1 million for the overlay of Eagle Mountain Boulevard. Ranches Parkway will require the same rotomill and overlay for the next fiscal year which is expected to cost \$800,000. The increased construction cost is only a fraction of the burden taxpayers would bear if the city does not enforce a more rigid construction standard.

**7. MOTION – Consideration of bid and award of contract for the Nolan Park Restrooms.**

BACKGROUND: (Presentation by Chris Trusty) Bids have been received for a masonry restroom at Nolan Park which is one of the primary locations for the Pony Express Days. Funds for this improvement are to be obtained from the future facilities portion of the Parks and Trails Impact fee for the North Service Area. Staff recommends the bid award go to the low bidder. Completion of the restroom is planned for May 31, 2006.

**8. AGREEMENT – Consideration and approval of an agreement with Midway West Amusements for the 2006 Pony Express Days carnival.**

BACKGROUND: This agreement with approve the continued use of Midway West as the contractor for the rides and concessions area of the amusement rides for Pony Express Days at Nolan Park. The contract has been reviewed and approved as to form by legal counsel.

**9. CONSENT AGENDA**

- A. Final Bond Release
  - 1. Kiowa – Plat B
- B. Minutes
  - 1. January 24, 2006
  - 2. February 7, 2006

CITY COUNCIL ITEMS

**10. COUNCIL COMMENTS**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 11. Upcoming Agenda Items.**
- 12. Fire Department Statistics.**
- 13. Public Safety Statistics.**
- 14. Proposed Ordinance – Delegation of Department Policies (to be reviewed at a future meeting).**

ADJOURNMENT

**CERTIFICATE OF POSTING**

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**March 7, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**COLOR GUARD/PLEDGE OF ALLEGIANCE – Scout Troop #856**

**PUBLIC COMMENTS**

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.  
(Please limit your comments to 3 minutes.)**

**MAYOR’S ITEMS**

- 4. PRESENTATION – Alpine School District Report (Video Presentation)**

**SCHEDULED ITEMS**

- 5. ORDINANCE – Consideration and adoption of an ordinance amending the Construction Standards and Specifications for Eagle Mountain City.**

**BACKGROUND:** (Presentation by Chris Trusty) The revision to the Construction Standards and Specifications has been reviewed at two previous City Council meetings. The City Council has

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**This agenda is also available on the City’s webpage at [www.eaglemountaincity.com](http://www.eaglemountaincity.com)**

provided feedback and amendments have been made during the process. The main goals in adopting these standards are to:

- Adopt the APWA Construction Standards and Specifications as modified to conform with the needs of Eagle Mountain City.
- Require secondary irrigation pipe to be installed as the city moves toward the ability to provide reclaimed irrigation water.
- Eliminate redundancies between the Development Code and the Construction Standards
- Establish minimum building criterion designed to reduce city expenditures in maintaining accepted city infrastructure.

Last year the city spent just over \$1 million for the overlay of Eagle Mountain Boulevard. Ranches Parkway will require the same rotomill and overlay for the next fiscal year which is expected to cost \$800,000. The increased construction cost is only a fraction of the burden taxpayers would bear if the city does not enforce a more rigid construction standard.

**6. MOTION – Consideration of bid and award of contract for the Nolan Park Restrooms.**

BACKGROUND: (Presentation by Chris Trusty) Bids have been received for a masonry restroom at Nolan Park which is one of the primary locations for the Pony Express Days. Funds for this improvement are to be obtained from the future facilities portion of the Parks and Trails Impact fee for the North Service Area. At the February 21, 2006 City Council meeting the City Council directed staff to get further information and investigate if additional cost savings could take place.

**7. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Musketeer, LLC for Valley View South - Plat A.**

BACKGROUND: (Presentation by Adam Lenhard) Valley View Ranch South is located north of SR 73 between North Ranch and Meadow Ranch. Plat A was approved by the City Council on September 6, 2005 and is being developed by The Musketeer Group. This agreement details the terms of development, including bonding requirements. The Master Development Agreement, approved by the City Council on July 13, 2004, also requires that staff review the CC&R's.

**8. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Musketeer, LLC for Valley View South - Plat B.**

BACKGROUND: (Presentation by Adam Lenhard) Valley View Ranch South is located north of SR 73 between North Ranch and Meadow Ranch. Plat B was approved by the City Council on September 6, 2005 and is being developed by The Musketeer Group. This agreement details the terms of development, including bonding requirements. The Master Development Agreement, approved by the City Council on July 13, 2004, also requires that staff review the CC&R's.

**9. AMENDED MASTER DEVELOPMENT PLAN AGREEMENT – Consideration and approval of an Amended Master Development Plan Agreement with for The Ranches.**

**ORDINANCE – Consideration and adoption of an ordinance rezoning land in The Ranches Master Plan area and amending the Zoning Map of Eagle Mountain City**

BACKGROUND: (Presentation by Adam Lenhard) Elkhorn Development has submitted an application to amend a portion of The Ranches Master Development Plan in the Mt. Airey subdivision. The subject property is approximately 0.92 acres in size (40,867 sq. ft.). The applicant is requesting to be able to develop their parcel into four separate lots, instead of the two they are allowed under the current Master Development Plan. They claim that only placing two lots on the subject property would result in an unattractive layout with double frontages, or that the larger lots would be more difficult to maintain. The proposed amendment is consistent with the City's General Plan Map.

**10. MOTION – Consideration and approval of the Final Plat for Jacobs Well – Plat B.**

BACKGROUND: (Presentation by Peter Spencer) The Jacob's Well subdivision is located just south of Liberty Farm along Golden Eagle Road. On August 5, 2003 the City Council reviewed and approved a previous layout for Jacob's Well B, but it was never recorded.

The Sage Group recently submitted an application for a revised Final Plat Layout for Plat B. Staff prefers this layout due to the increased lot frontages and elimination of the flag lots found in the previous one. Because of the extent of these revisions, the plat is required again to receive final plat approval from the City Council.

**11. MOTION – Consideration and approval of the Final Plat for Sage Valley – Plat B.**

BACKGROUND: (Presentation by Adam Lenhard) Sage Valley is located along State Road 73, just west of Cedar Pass Ranch. Sage Valley Plat A, consisting of 21 lots on 40.11 acres, received Final Plat Approval on January 6, 2000. The Planning Department has received a Final Plat application for Sage Valley Plat B, which will complete this development in its entirety.

**12. MOTION – Consideration and approval of the Final Plat for Point Lookout – Plat B.**

BACKGROUND: (Presentation by Peter Spencer) Point Lookout is a proposed subdivision located on the southern end of The Ranches, between Hidden Canyon and Castle Rock. This subdivision has been divided into two separate plats. Point Lookout Plat A, composed of 24 lots, received Final Plat approval from the City Council on May 17, 2005. This plat has yet to be recorded. Recently, new owners have acquired both plats and have submitted a Final Plat application for Point Lookout Plat B, which consists of 25 lots on 12.42 acres.

**13. MOTION – Consideration and approval of the Final Plat for Anthem on the Green – Phase 3A.**

BACKGROUND: (Presentation by Peter Spencer) Anthem on the Green 3A is located south of Mt. Airey and north of the future Heatherwood development. Previously, Anthem on the Green Phases 1 & 2 received Final Plat approval on August 3, 2004. The Planning Department has also received a Final Plat application for the next phase in the development.

**14. MOTION – Consideration and approval of a change to the Utility Trenching Contract with Tasco to reflect cost increases.**

BACKGROUND: (Presentation by Mark Sovine) The current contract with Tasco has been in effect since May of 2004. Since the trenching contract has been in place for nearly two years the City will prepare to go out to bid to keep costs competitive. However, during the past two years material and construction pricing has increased almost 100%. This not only affects the City's contract with Tasco, it also affects pricing for meters and labor. In order to continue to operate, these price increases must be passed along at cost. These price increases will also be reflected in a separate request to increase connection costs that will include all of the actual costs.

**15. RESOLUTION – Consideration and approval of a Resolution Amending the Consolidated Fee Schedule with regard to Utility Connections.**

BACKGROUND: (Presentation by Mark Sovine) The Consolidated Fee Schedule will need to be amended, by resolution, to update fees associated with utility connections in the amended Tasco Agreement.

**16. MOTION – Consideration and approval of an Engineering Services Contract with Stantec Consulting for Wastewater Treatment Plant Expansion, and related services for the South Service Area.**

BACKGROUND: (Presentation by Jerry Kinghorn) Stantec Consulting/Beard International were selected as the Engineering Consultants for the engineering design work required for the expansion of the South Service Area Treatment Plant. Execution of the Contract will permit Stantec to go forward to design the expanded facilities for the Wastewater Treatment Plant, including review of the selected options and meeting all of the standards and requirements of the Utah Division of Water Quality.

**17. ORDINANCE – Consideration and adoption of an ordinance delegating authority to the Mayor of Eagle Mountain to adopt operating procedures for Eagle Mountain City employees, to augment and supplement the personnel procedures of Eagle Mountain City.**

BACKGROUND: (Presentation by Jerry Kinghorn) Several departments in the City, for example, Public Works need to create standards for personnel safety, vehicle and equipment operations, etc. which are subject to change and need flexible enforcement. The standards are often more detailed

than the City personnel policies. The standards approved by the Mayor will have the force of City Personnel Rules if the ordinance is adopted.

**18. AGREEMENT – Consideration and approval of an Agreement with Sprint for Mobile Phone Services.**

BACKGROUND: (Presentation by Chris Hillman) This agreement is to provide mobile phone service to various city employees during the scope of their work. The City recently switched cell phone service to Sprint for an annual cost savings of \$7,000. This represents a 30% decrease in cell phone service fees. The City has made modifications to the agreement and recommends approval of the City draft.

**19. AGREEMENT – Consideration and approval of an agreement with Midway West Amusements for the 2006 Pony Express Days carnival.**

BACKGROUND: (Presentation by Chris Hillman) This agreement will approve the continued use of Midway West as the contractor for the rides and concessions area of the amusement rides for Pony Express Days at Nolan Park. The contract has been reviewed and approved as to form by legal counsel.

**20. RESOLUTION – Consideration For Adoption Of A Resolution Authorizing The Issuance And Sale Of Not More Than \$9,600,000 Aggregate Principal Amount Of Water And Sewer Revenue And Refunding Bonds, Series 2006, Of Eagle Mountain City, Utah; Fixing The Maximum Aggregate Principal Amount Of The Bonds, The Maximum Number Of Years Over Which The Bonds May Mature, The Maximum Interest Rate Which The Bonds May Bear, And The Maximum Discount From Par At Which The Bonds May Be Sold; Providing For The Publication Of A Notice Of Bonds To Be Issued; Providing For The Running Of A Contest Period; And Related Matters.**

BACKGROUND: (Presentation by Chris Hillman) In order to proceed with the planned restructuring of the City's Water & Sewer Revenue bonds, Council needs to begin the process by adopting a parameters resolution. This resolution announces the intent of the Council to restructure its bonds and the broad parameters it will establish to guide the restructuring. This action does not bind the Council into any formal future restructuring action.

**21. CONSENT AGENDA**

A. Minutes

- 1) February 21, 2006

B. Final Bond Release (entering Warranty Period)

- 1) Lone Tree – Plat B
- 2) Colonial Park

## CITY COUNCIL ITEMS

### **22. COUNCIL COMMENTS**

#### COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 23. Upcoming Agenda Items.**
- 24. Financial Report – February 2006.**
- 25. MINUTES – UTA Board of Trustees Meeting – January 25, 2006.**
- 26. MINUTES – MAG Executive Council Meeting – January 26, 2006.**
- 27. MINUTES – Utah County Council of Governments Meeting – February 2, 2006.**
- 28. MINUTES – Mountainland Regional Planning Committee – February 2, 2006.**
- 29. RESOLUTION – Mountainland Regional Planning Committee – HB 112.**
- 30. NEWSLETTER – Mountainland Association of Governments – February 2006.**
- 31. LETTER – Award of CDBG Grant.**
- 32. LETTER – Residential Home Sales – Utah County Association of Realtors.**
- 33. LUDMA Information.**

## ADJOURNMENT

#### **CERTIFICATE OF POSTING**

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**WEDNESDAY, March 22, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.  
(Please limit your comments to 3 minutes.)**

**SCHEDULED ITEMS**

- 4. MOTION – Consideration and approval of the Final Plat for Highlands (formerly Anthem) on the Green – Phase 3B.**

**BACKGROUND:** *(Presentation by Peter Spencer)* Highlands (formerly Anthem) on the Green 3B is a one-lot subdivision located between Mt. Airey Plat C and Anthem on the Green Phase 2. The applicant has both the land area and vested density to provide for one additional lot to the Anthem on the Green subdivision. Previously, Anthem on the Green Phases 1 & 2 received Final Plat approval on August 3, 2004. Anthem on the Green Phase 3A received Final Plat Approval earlier this month on March 7, 2006. The Developer has voluntarily proposed a change in the name from Anthem to Highlands, due to a conflict with a different development group of the same name. The official name of this subdivision from this point forward will be Highlands on the Green 3B.

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please call the City Recorder’s Office at least 3 working days prior to the meeting at 789-6610**

**5. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Eagle Mountain Links, LLC for Highlands on the Green – Phase 3B.**

BACKGROUND: *(Presentation by Adam Lenhard)* Highlands (formerly Anthem) on the Green 3B is a one-lot subdivision located between Mt. Airey Plat C and Anthem on the Green Phase 2. It is a one lot subdivision. The final plat is on the agenda for approval this evening. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. The Agreement binds both parties to the conditions contained therein. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**6. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Eagle Mountain Links, LLC for Highlands on the Green – Phase 3A.**

BACKGROUND: *(Presentation by Adam Lenhard)* Highlands (formerly Anthem) on the Green 3A is located south of Mt. Airey and north of the future Heatherwood development. It contains 49 lots over 11.96 acres and received final plat approval on March 7, 2006. A Development Agreement is the formal acceptance by both the City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. The Agreement binds both parties to the conditions contained therein. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**7. MOTION – Consideration and approval of the Final Plat for Westview Heights.**

BACKGROUND: *(Presentation by Peter Spencer)* Westview Heights is located along the south side of SR-73, between Cedar Pass Ranch and Meadow Ranch. This development, consisting of 49 lots on 42.75 acres of residentially zoned land, has an average lot size of 30,492 sq. ft. This development is outside of any current Homeowner's Association and is not intending on forming any HOA of its own.

**8. AMENDED MASTER DEVELOPMENT PLAN AGREEMENT – Consideration and approval of an Amended Master Development Plan Agreement with SL6, LLC for the SilverLake Development.**

**ORDINANCE – Consideration and adoption of an ordinance rezoning land in the SilverLake Master Plan area and amending the Zoning Map of Eagle Mountain City**

BACKGROUND: *(Presentation by Adam Lenhard)* On February 7, 2006 the City Council reviewed an application to amend the Silver Lake Master Development Plan. Silver Lake consists of 2,101 units over 483.7 acres. The required public hearings were held and amendments to the Land Use Element were approved at that time. This action item will approve the amendments to the actual agreement as well as complete the rezoning process.

**9. LOT AGREEMENT – Consideration and approval of a Lot Agreement with the LDS Church for the Freemont Springs LDS Church.**

BACKGROUND: *(Presentation by Adam Lenhard)* The City Council approved the Site Plan for the Freemont Springs LDS Church on February 7, 2006. The lot was recorded previously as Freemont Springs Plat D, and the LDS Church is in the process of deeding the required water rights to the City. A Lot Agreement is required between the City and the Applicant to ensure the requirements of the Site Plan are met. There are no public improvements required for this project, so no bond is needed.

**10. MOTION – Consideration and approval of an agreement with UDOT for Traffic Signal Installation at Ranches Parkway and SR-73.**

BACKGROUND: *(Presentation by Mark Sovine)* This Agreement between UDOT and Eagle Mountain City details the terms for installation of a traffic signal and street lighting at Ranches Parkway and SR-73.

**11. MOTION – Consideration and approval of a Master Street Lighting Agreement with UDOT.**

BACKGROUND: *(Presentation by Mark Sovine)* This Agreement details terms of installation and maintenance of street lighting facilities atop traffic poles at the intersection of Ranches Parkway and SR-73.

**12. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Musketeer, LLC for Valley View South - Plat A.**

BACKGROUND: *(Presentation by Adam Lenhard)* The Valley View Master Development Plan was approved on July 13, 2004. Valley View South Plat A was approved by the City Council on September 6, 2005. The Developer has provided the subdivision CC&Rs and they have been reviewed by Staff and found to be in compliance with the approved Master Development Agreement. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. The Agreement binds both parties to the conditions contained therein. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all

prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**13. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Musketeer, LLC for Valley View South - Plat B.**

BACKGROUND: *(Presentation by Adam Lenhard)* The Valley View Master Development Plan was approved on July 13, 2004. Valley View South Plat B was approved by the City Council on September 6, 2005. The Developer has provided the subdivision CC&Rs and they have been reviewed by Staff and found to be in compliance with the approved Master Development Agreement. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. The Agreement binds both parties to the conditions contained therein. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**14. CONSENT AGENDA**

A. Minutes

- 1) February 21, 2006
- 2) March 7, 2006

B. Final Bond Release (entering Warranty Period)

- 1) Colonial Park – Phase 1
- 2) Showdown at Eagle's Gate – Plat A

C. Warranty Bond Release

- 1) Freemont Springs – Plat 1A
- 2) Freemont Springs – Plat 1B

PRESENTATION

**15. Work Week Schedule – Chris Hillman.**

CITY COUNCIL ITEMS

**16. COUNCIL COMMENTS**

COMMUNICATION ITEMS

These items are for information purposes only and do not require action or discussion by the City Council.

**17. Upcoming Agenda Items.**

**18. Fire Department Statistics.**

**19. Public Safety Statistics.**

ADJOURNMENT

CERTIFICATE OF POSTING

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**April 4, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**
- 2. Revision of Utility Sales Resolution – Deadline for Comments – Jerry Kinghorn.**

**AGENDA REVIEW**

- 3. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**PUBLIC COMMENTS**

- 4. Time has been set aside for the public to express their ideas, concerns, and comments.  
(Please limit your comments to 3 minutes.)**

**MAYOR’S ITEMS**

- 5. DISCUSSION – Utah County Commissioner Larry Ellertson**
- 6. PRESENTATION – Alpine School District Report (Video Presentation)**
- 7. APPOINTMENTS – Library Board – 1 vacancy**

**SCHEDULED ITEMS**

**7:00 P.M. PUBLIC HEARING**

- 8. ORDINANCE – Consideration and adoption of the Fiscal Year 2005-2006 Budget Amendments.**

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please call the City Recorder’s Office at least 3 working days prior to the meeting at 789-6610

BACKGROUND: *(Presentation by Gordon Burt)* The City Council adopts an annual budget for the City after much review. The purpose of this item is to receive public and Council comments regarding the proposed amendments to the current budget for Fiscal Year 2005-2006 and then adopt the budget amendments.

**9. RESOLUTION– Consideration and adoption of a Resolution regarding the Residential Anti-Displacement and Relocation Assistance Plan and Certification**

BACKGROUND: *(Presentation by Jerry Kinghorn)* The City is in the process of preparing its final application for receipt of \$126,096 for the Community Development Block Grant (CDBG). This program is funded and operated under the Federal Housing & Community Act of 1974. As with many federal funded programs the City must comply with federal requirements. One such requirement is the Residential Anti-Displacement and Relocation Assistance Plan and Certification. The adoption of this policy will allow the City to be eligible for CDBG funding.

**7:00 P.M. PUBLIC HEARING – Community Development Block Grant Proposal - FY 2006**

**10. MOTION – Consideration and approval to authorize the Mayor to sign the associated documents pertaining to the final application for CDBG funding to install streetlights within several City Center neighborhoods.**

BACKGROUND: The Community Development Block Grant program, commonly referred to as CDBG, is financed through the Housing and Urban Development agency. The primary purpose of the program is to provide funds to local governments to benefit low to moderate income residents within their jurisdiction. The program is administered through Mountainland Associations of Governments, which oversees the distribution of these funds for Utah, Wasatch, and Summit Counties. Eagle Mountain City competed against entities within these jurisdictions for \$1.5 million dollars. This year the City submitted an application to install streetlights for neighborhoods in the City Center. Eagle Mountain City has been awarded \$126,096 pending completion of the final application.

**PUBLIC HEARING – UDOT Transportation Enhancement Program Application**

**11. MOTION – Consideration and approval of submission of the UDOT Transportation Enhancement Program Application and authorizing the Mayor to sign associated documents.**

BACKGROUND: On January 24, 2006 the City Council unanimously voted to authorize the Mayor to sign the Intent to Fund, Pursue Reasonable Progress and Maintain and other associated documents connected with the UDOT Transportation Enhancement Program Application. On March 13, 2006, the City received notice that the Utah Enhancement Advisory Committee intends to recommend partial funding (\$400,000) of the City's application for constructing the Sweetwater/Pony Express Regional Trail. The City will need to contribute the remaining portion of the construction costs for the trail. For this reason this item has been placed back on the agenda for City Council action.

**12. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Sundance Homes, L.C. for SilverLake Villages**

BACKGROUND: *(Presentation by Adam Lenhard)* The SilverLake Villages development is located in the SilverLake Subdivision. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. The Agreement binds both parties to the conditions contained therein. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**13. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Scenic Development, Inc. for Westview Heights.**

BACKGROUND: *(Presentation by Adam Lenhard)* Westview Heights is located along the south side of SR-73, between Cedar Pass Ranch and Meadow Ranch. This development, consisting of 49 lots on 42.75 acres of residentially zoned land, has an average lot size of 30,492 sq. ft. This development is outside of any current Homeowner's Association and is not intending on forming any HOA of its own. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. The Agreement binds both parties to the conditions contained therein. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**14. MOTION – Consideration and approval of the Final Plat for Mt. Airey – Plat F.**

BACKGROUND: *(Presentation by Peter Spencer)* The Mt. Airey Plat F consists of four additional lots in the Mt. Airey subdivision. The original Ranches Master Development Plan allowed for 95 lots in Mt. Airey. The Ranches added one lot to Mt. Airey in their Amendment to the Master Development Plan on February 1, 2005 which brought the total number of lots to 96. As mentioned above, 2 additional lots were approved last January, bring the total to 98. Plat A consists of 62 residential lots, Plat B consists of 19, Plat C consists of 9, Plat D consists of 3, and Plat E consists of 1 lot. The proposed Mt. Airey Plat F will finish this subdivision and bring to the total number of units to the maximum allowed: 98 residential units total.

**15. CONSENT AGENDA**

A. Minutes

- 1) March 7, 2006
- 2) March 22, 2006

B. Change Order - Mt. Airey 2005 Completion (CO No. 1)

C. Partial Pay - Mt. Airey 2005 Completion (PP No. 3)

CITY COUNCIL ITEMS

**16. COUNCIL COMMENTS**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 17. Upcoming Agenda Items.**
- 18. Financial Report – March 2006.**
- 19. MEMO – Local Corridor Preservation Funding (2005-2006).**
- 20. MEMO – Stantec Agreement.**
- 21. LETTER – Response from Chief Andrus to Fred Peeples.**
- 22. LETTER – Senator Robert Bennett from Mayor Olsen re: CDBG.**
- 23. MAG RESOLUTION – Adding Town of Fairfield as a member.**
- 24. MAG Press Release – March 24, 2006.**
- 25. History of State and MAG Region CDBG Program Allocations (2003–2007).**

ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **30th** day of **March, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **30th** day of **March, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**April 18, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

*\*\*This meeting may be held telephonically in order for a councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**PUBLIC COMMENTS**

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.  
(Please limit your comments to 3 minutes.)**

**MAYOR’S ITEMS**

- 4. RECOGNITION – Healthy Utah Grant.**
- 5. PROCLAMATION – National Volunteer Week – April 23-29, 2006.**
- 6. APPOINTMENTS**
  - A. Library Board – 1 vacancy**
  - B. Public Works Board – 1 vacancy**
- 7. DISCUSSION – Lt. Col Robert Dunton, Utah National Guard (Camp Williams).**
- 8. DISCUSSION – Budget Update.**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
**If you need a special accommodation to participate in the City Council Meetings and Work Sessions,**  
**please call the City Recorder’s Office at least 3 working days prior to the meeting at 789-6610**

## SCHEDULED ITEMS

### **9. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with The Sage Group, LLC for Jacobs Well – Plat B.**

BACKGROUND: *(Presentation by Adam Lenhard)* Jacob's Well B is located along Golden Eagle Road, south of Liberty Farms and west of O'Fallon's Bluff. The subdivision received Final Plat approval on March 7, 2006. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

### **10. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Buckeye Properties, LLC for Eagle Point – Plat I.**

BACKGROUND: *(Presentation by Adam Lenhard)* Eagle Point I is located along the north side of the intersection of Eagle Mountain Boulevard and Lake Mountain Road. Specifically, this development straddles both sides of Lake Mountain Road. The Eagle Point I subdivision received Final Plat approval on September 17, 2002. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

### **11. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Buckeye Properties, LLC for Eagle Point – Plat J.**

BACKGROUND: *(Presentation by Adam Lenhard)* Eagle Point J east of Eagle Point I, along the north side of the intersection of Eagle Mountain Boulevard and Lake Mountain Road. Specifically, this development straddles both sides of Lake Mountain Road. The Eagle Point J subdivision received Final Plat approval on September 17, 2002. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**12. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Buckeye Properties, LLC for Sage Valley – Plat B.**

BACKGROUND: *(Presentation by Adam Lenhard)* Sage Valley B is located along the south side of SR 73, immediately west of Cedar Pass Ranch. The Sage Valley B subdivision received Final Plat approval on March 7, 2006. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**13. MOTION – Consideration and approval of the Final Plat for Jacobs Well – Plat C.**

BACKGROUND: *(Presentation by Peter Spencer)* Jacob's Well C is located south of Liberty Farms and west of O'Fallon's Bluff. This development is just south and west to the adjacent Jacob's Well B. The entire Jacob's Well subdivision received Preliminary Plat approval on May 4, 1999 by the Planning Commission and Town Council. Since that time, this subdivision has been divided into three separate Final Plats. Jacob's Well Plat A received Final Plat approval on August 5, 2003. Jacob's Well Plat B received Final Plat approval on August 5, 2003 and was recently revised and re-approved on March 7, 2006. The Sage Group recently submitted an application for the Plat C Final Plat. The previously approved Preliminary Plat contained some odd flag-lots, but the Final Plat submittal has eliminated them. This revision does not constitute a significant enough change in the plat to require that this subdivision obtain a new Preliminary Plat approval from the Planning Commission. On March 28, 2006, the Planning Commission reviewed this application and joined with City Staff in recommending the City Council approve this revised layout subject to conditions.

**14. MOTION – Consideration and Written Approval to allow for Special Event Signage to be placed in City-owned right-of-way for the Utah Valley Parade of Homes.**

BACKGROUND: *(Presentation by Heather Jackson)* The City's sign regulations prohibits any signs to be placed within the City's right-of-way unless the City enters into a specific written agreement with an applicant to allow this to happen. The Planning Department has received an application from the Chairman of the Sign Committee for the Utah Valley Parade of Homes--2006 (UVPOH) petitioning the City Council and Mayor to allow for the placement of six directional signs within the City-owned right-of-way. These signs will direct traffic to a residence within Eagle Mountain City included in the Parade of Homes listing. If authorization is approved by the City Council, the City Attorney will draft a compliance permit between Eagle Mountain City and Utah Valley Parade of Homes—2006 to allow for the temporary placement of the directional signage described in this Staff Report.

**15. RESOLUTION – Consideration and adoption of a Resolution Approving and Entering into an Amended and Restated Agreement Creating the Utah Local Governments Trust**

BACKGROUND: *(Presentation by Jerry Kinghorn)* Eagle Mountain City participates in the Utah Local Governments Trust (ULCT) to provide assistance, advice, counsel, casualty, property and liability insurance, and benefits. This resolution will approve the amended and restated agreement for ULCT.

**16. MOTION – Consideration and approval of a retention schedule for meeting tape recordings.**

BACKGROUND: *(Presentation by Gina Peterson)* The Utah Municipal General Records Retention Schedule requires meeting tape recordings be kept for one year after approval of official minutes and then destroyed; provided resolution of any related litigation. A request has been made to keep meeting tape recordings beyond the one year retention as determined by the Utah Municipal General Records Retention Schedule.

CITY COUNCIL ITEMS

**17. COUNCIL COMMENTS**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 18. Upcoming Agenda Items.**
- 19. Fire Department Statistics.**
- 20. MAP - Fire Station 5-mile buffer zone.**
- 21. Public Safety Statistics.**

ADJOURNMENT

**CERTIFICATE OF POSTING**

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **13th** day of **April, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **13th** day of **April, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**  
**May 2, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

*\*\*This meeting may be held telephonically in order for a councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**
- 2. PRESENTATION – Public Relations.**

**AGENDA REVIEW**

- 3. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**PUBLIC COMMENTS**

- 4. Time has been set aside for the public to express their ideas, concerns, and comments.  
(Please limit your comments to 3 minutes.)**

**MAYOR’S ITEMS**

- 5. PROCLAMATION – Building Safety Week – May 7 - 13, 2006.**

**SCHEDULED ITEMS**

**7:00 P.M PUBLIC HEARING**

- 6. ORDINANCE – Consideration and approval of proposed amendments to the Development Code related to fencing and subdivision improvement guarantees.**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
**If you need a special accommodation to participate in the City Council Meetings and Work Sessions,**  
**please call the City Recorder’s Office at least 3 working days prior to the meeting at 789-6610**

BACKGROUND: *(Presentation by Peter Spencer)* Staff has proposed several amendments to the City's Development Code related to fencing and guarantees of subdivision improvements. Amendments to the City's Development Code require public hearings and action by both the Planning Commission and City Council. The Planning Commission recommended approval.

**7:00 P.M PUBLIC HEARING**

- 7. ORDINANCE – Consideration and approval of proposed amendments to the Sign Ordinance related to “Community Entrance Signage”.**

BACKGROUND: *(Presentation by Peter Spencer)* The City has received an application from The Ranches HOA to amend the City's Sign Ordinance, which is part of the Development Code (Title 1, Chapter 16) to allow placement of a Ranches “welcome” sign in the City right-of-way median. One of the purposes of the sign is to let people know they are entering a covenanted community.

**7:00 P.M PUBLIC HEARING**

- 8. ORDINANCE – Consideration and approval of proposed amendments to the City's Development Code related to Street Right of Way Classifications / Cross Section Standards.**

BACKGROUND: *(Presentation by Peter Spencer)* The City has received an application from Trophy Homes Development to amend the City's Development Code dealing with right-of-way standards classifications.

**7:00 P.M PUBLIC HEARING**

- 9. ORDINANCE – Consideration and approval of a proposed ordinance amending the City's General Plan Map in the Overland Trails subdivision.**

BACKGROUND: *(Presentation by Peter Spencer)* Overland Trails is located in the southwest of the Town Center. The Planning Department has received an application to amend the General Plan and rezone a portion of the Eagle Mountain Properties Master Plan consisting of approximately 3.9 acres adjacent to the Overland Trails subdivision from Commercial to Residential. The City's current General Plan Map depicts the subject property as “Mixed-Use Commercial” and will need to be amended to show the subject property as “Rural Residential”. The rezone will be addressed in a separate agenda item following. Approval of this application would enable the Applicant to develop the subject property as single-family detached lots similar to those already developed in the Overland Trails Phase 1 subdivision. The Planning Commission recommended approval on April 11, 2006.

This request constitutes a change in the “1998 Amendment” Master Plan Land Use Map only; all other conditions and requirements stated in the “Town of Eagle Mountain, Utah, Monte Vista Ranch and Eagle Mountain Properties Amended and Restated Master Development Agreement” dated December 22, 1997 remain unchanged with this amendment.

## **7:00 P.M PUBLIC HEARING**

### **10. ORDINANCE – Consideration and approval of a proposed ordinance amending the Eagle Mountain Properties’ Master Plan Map in the Overland Trails subdivision.**

BACKGROUND: (Presentation by Peter Spencer) Overland Trails is located in the southwest of the Town Center. Eagle Mountain Properties (Monte Vista Ranch LLC) recently submitted a separate application to amend their Master Development Plan. In that application they submitted the “1998 Amendment” Map as their official “current” map. This Map is considered to be the official Zoning Map for their Master Development Plan.

The Applicant has submitted a revised Master Plan Land Use Map which designates the subject property as “Residential”, which would allow the Applicant to submit an application to subdivide it into residential lots. The Planning Commission recommended approval on April 11, 2006.

### **11. MOTION – Consideration and approval of an agreement with Buddy Lee Attractions, Inc for the 2006 Pony Express Days Joe Diffie Concert.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) Joe Diffie is no stranger to the top of the charts. Joe Diffie is a performer with ten #1 records and six million in sales to his credit. His hits include, Pick Up Man, Prop Me Up Beside The Jukebox, John Deere Green, So Help Me Girl, And Bigger Than The Beatles. The contract has been reviewed and approved as to form by legal counsel.

### **12. ORDINANCE – Consideration and adoption of an ordinance enacting a new street classification in Eagle Mountain City.**

BACKGROUND: (*Presentation by Shawn Warnke and Jerry Kinghorn*) The proposed amendment will change the ordinance to allow a classification for Type 6 and Type 7 roads. Type 6 Roads will limit a vehicle’s axle width on certain roads. Type 7 Roads will designate roads that are not classified for motorized vehicles.

### **13. MOTION – Determination of “Significance” on an application to dispose of City-owned property in the Eagle Park subdivision.**

BACKGROUND: (*Presentation by Peter Spencer*) In August 2005 Mr. Channing Jones, a resident of the Eagle Park subdivision, submitted an application for disposal of public property. Disposal of public property consists of two separate action items that must be followed according to specific criteria established in the Ordinance. On August 23<sup>rd</sup> the Planning Commission classified the subject property as “Significant” and recommended that it be disposed of subject to conditions. The City Council reviewed this application on September 6, 2005 and tabled it.

**14. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Mount Airey Group, LLC for Mt. Airey – Plat F.**

BACKGROUND: *(Presentation by Peter Spencer)* The Mt Airey F subdivision received Final Plat approval on April 4, 2006. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**15. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Point Lookout Group, LLC for Point Lookout – Plat B.**

BACKGROUND: *(Presentation by Peter Spencer)* The Point Lookout B subdivision received Final Plat approval on March 7, 2006. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**16. MOTION – Consideration and approval of the Final Plat for Point Lookout – Plat A.**

BACKGROUND: *(Presentation by Peter Spencer)* Point Lookout A is located southwest of Diamond Springs and Castle Rock. The plat previously received Final Plat Approval on May 17, 2005. Since that time, a new owner has acquired both Plats A & B and is now re-submitting Plat A with a slightly different design. Essentially the only difference is that the vest pockets along Sandpiper Road have been removed.

**17. MOTION – Consideration and approval of the Final Plat for SilverLake – Plat 6.**

BACKGROUND: *(Presentation by Peter Spencer)* SilverLake Plat 6 is located adjacent to SilverLake Villages, just south of the proposed Plat 7. The SilverLake Master Development Plan was amended on February 7, 2006. Within the newly amended plan, the large ‘bubble’ within which Plat 6 is located allows for a total of 279 units over 80 acres. Plat 6 is proposing a total of 41 lots over a total of 11.10 acres for a density of 3.69 units per acre, which the zoning allows. On April 11, 2006 the Planning Commission approved the Preliminary Plat and recommended approval of the Final Plat to the City Council.

**18. MOTION – Consideration and approval of the Final Plat for SilverLake – Plat 7.**

BACKGROUND: *(Presentation by Peter Spencer)* SilverLake Plat 7 is located northeast of SilverLake Villages. The SilverLake Master Development Plan was amended on February 7, 2006. Within the newly amended plan, the large ‘bubble’ within which Plat 7 is located allows for a total of 279 units over 80 acres. Plat 7 is proposing a total of 86 lots over a total of 18.79 acres for a density of 4.57 units per acre, which the zoning allows. On April 11, 2006 the Planning Commission approved the Preliminary Plat and recommended approval of the Final Plat to the City Council.

**19. MOTION – Consideration and adoption of the Eagle Mountain City FY 2007 Preliminary Budget.**

BACKGROUND: *(Presentation by Gordon Burt)* The State Code requires that the City Council review and tentatively adopt a budget by the first regularly scheduled meeting in May; additionally, the City Council needs to establish the time and place of the public hearing for the final budget.

**20. CONSENT AGENDA**

A. Minutes

- 1) April 4, 2006
- 2) April 18, 2006

CITY COUNCIL ITEMS

**21. COUNCIL COMMENTS**

COMMUNICATION ITEMS

These items are for information purposes only and **do not** require action or discussion by the City Council.

**22. Upcoming Agenda Items.**

**23. Financial Report – April 2006.**

**24. Utah DEQ - Facility Rating Study of Eagle Mountain Wastewater Treatment Plant.**

**25. 2006 Land Use Legislation.**

ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **28th** day of **April, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **28th** day of **April, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**May 16, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**DISCUSSION**

- 3. DISCUSSION – Ranches HOA Signage request.**
- 4. UPDATE – Wastewater Treatment Plant.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**PUBLIC COMMENTS**

- 5. Time has been set aside for the public to express their ideas, concerns, and comments.**

**MAYOR’S ITEMS**

- 6. INTRODUCTION – New K-9 Officer**
- 7. RECOGNITION – Elementary School Teachers**
- 8. BOARD APPOINTMENTS**
  - a. TSSD – 1 vacancy**
  - b. North Pointe Solid Waste District – 1 vacancy**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
**If you need a special accommodation to participate in the City Council Meetings and Work Sessions,**  
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## SCHEDULED ITEMS

### **9. ORDINANCE – Consideration and adoption of an ordinance amending the Construction Standards and Specifications for Eagle Mountain City.**

BACKGROUND: (*Presentation by Chris Trusty*) The revision to the Construction Standards and Specifications has been reviewed at two previous City Council meetings. The City Council has provided feedback and amendments have been made during the process. The main goals in adopting these standards are to:

- Adopt the APWA Construction Standards and Specifications as modified to conform with the needs of Eagle Mountain City.
- Require secondary irrigation pipe to be installed as the city moves toward the ability to provide reclaimed irrigation water.
- Eliminate redundancies between the Development Code and the Construction Standards
- Establish minimum building criterion designed to reduce city expenditures in maintaining accepted city infrastructure.

Last year the city spent just over \$1 million for the overlay of Eagle Mountain Boulevard. Ranches Parkway will require the same rotomill and overlay for the next fiscal year which is expected to cost \$800,000. The increased construction cost is only a fraction of the burden taxpayers would bear if the city does not enforce a more rigid construction standard. These construction standards have had much review by City staff and interested developers. These reviews have produced modifications to the standards which will now provide the best standards to benefit the City and the developers.

### **10. MOTION – Consideration and certification of the Pony Express Town Center Annexation Petition.**

BACKGROUND: (*Presentation by Gina Peterson*) On August 24, 2005 a petition was submitted to annex approximately 145 acres off Pony Express Parkway, north of the SilverLake subdivision. Annexation of this property will close the gap between Saratoga Springs and Eagle Mountain City in this area. The original petition was deemed invalid, needing corrections. A revised petition was accepted by the Records Office and verified by the City Engineer on April 27, 2006. The first action for the City Council to take will be certification of the petition. This will begin the 30-day protest period after which the annexation at a future City Council meeting. Protests on this annexation can only be made by Governmental Entities.

### **11. AGREEMENT – Consideration and approval of an agreement and addendum with FirstWest Benefits Solutions to become the City's benefit consultant.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) For the past several years the City has experienced cost increases associated with its insurances/employee benefits. This agreement will employ the services of an insurance broker to manage Eagle Mountain City's employee health and welfare benefits programs. The broker will market the City to various insurance carriers/providers to help provide a cost savings for employee benefit services.

**12. RESOLUTION – Consideration and adoption of resolution amending the utility abatement policy for active duty military personnel.**

BACKGROUND: *(Presentation by Mayor Brian B. Olsen)* On January 20, 2004, in an effort to recognize the contribution of active duty military personnel, the City Council adopted a resolution giving partial relief of utility bills to active duty military personnel. This resolution will simplify the policy and further assist military families.

**13. ORDINANCE – Consideration and adoption of an ordinance adopting the Utah State Fire Code Appendices by Reference.**

BACKGROUND: *(Presentation by Chief Rand Andrus)*. The State of Utah regulates Fire Code; however each city is responsible to establish specific standards that are not adopted by the State with specific exceptions to fit the special circumstances present in the city. This ordinance will adopt the use of most of the appendices to clarify and support the rest of the International Fire Code. The ordinance will also incorporate and adopt by reference the International Fire Code Appendices as they may be amended and updated from time to time as the State approves Fire Code changes.

**14. ORDINANCE – Consideration and adoption of an ordinance requiring Public Safety access for private or closed access gated communities.**

BACKGROUND: *(Presentation by Chief Rand Andrus)*. This ordinance will require that all streets and roads which are privately owned and not open to access by the public shall be accessible by public safety, fire and medical personnel for various public safety needs.

**15. RESOLUTION – Consideration and adoption of a resolution appointing Michael Wren to the Utah Associated Municipal Power Systems (“UAMPS”) Board.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* With the announced retirement of Mark Sovine, Public Works Director, it is necessary that the City appoint another delegate to serve on the UAMPS Board. Mayor Olsen has recommended that Mike Wren be appointed with Adam Ferre serving as an alternate.

**16. CONSENT AGENDA**

A. Minutes

- 1) April 4, 2006
- 2) May 2, 2006

CITY COUNCIL ITEMS

**17. COUNCIL COMMENTS**

### COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 18. Upcoming Agenda Items.**
- 19. Fire Department Statistics.**
- 20. Public Safety Statistics.**
- 21. 2006 Utah County Utility Rate Survey - Water.**
- 22. 2006 Utah County Utility Rate Survey - Sewer.**
- 23. 2006 Utah County Utility Rate Survey – Storm Drain.**
- 24. 2006 Utah County Utility Rate Survey - Garbage.**

### ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **11th** day of **May, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **11th** day of **May, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY BUDGET REVIEW**

**May 16, 2006**

**Work Session at 9:00 a.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**DISCUSSION ITEMS**

**Fiscal Year 2007 - Overview**

**Itemized Budget Discussion**

**I. GENERAL FUND**

- a. Mayor Brian B. Olsen**
  - i. Mayor/Legislative**
  - ii. Attorney**
  - iii. Executive**
  - iv. Youth Council**
  - v. Non-Departmental**
  - vi. Special Events**
  - vii. Police**
- b. Gina Peterson, City Recorder**
  - i. Records Division**
- c. Gordon Burt, Treasurer**
  - i. Finance/Treasurer**
  - ii. Utility Billing**
- d. Mike Wren, Public Works Director**
  - i. Engineering (with Chris Trusty)**
  - ii. Recreation (with Jeff Weber)**
  - iii. Streets & Roads (with Jeff Weber)**
  - iv. Parks**
- e. Peter Spencer, Planning Director**
  - i. Planning**
  - ii. Economic Development**
- f. Rand Andrus, Fire Chief**
  - i. Fire**
  - ii. Ambulance**

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This agenda is also available on the City's webpage at [www.emcity.org](http://www.emcity.org)

- g. Kent Partridge, Building Official**
  - i. Building**

- h. Michele Graves, Librarian**
  - i. Library**

**II. CAPITAL FACILITIES FUND**

- a. Mike Wren, Public Works Director**
  - i. Streets**
  - ii. Gas & Electric**
  - iii. Water**
  - iv. Sewer**

**III. ENTERPRISE / UTILITY FUNDS**

- a. Mike Wren, Public Works Director**
  - i. Water (with Jordan Harris)**
  - ii. Sewer (with Jordan Harris)**
  - iii. Electric (with Adam Ferre)**
  - iv. Natural Gas (with Adam Ferre)**

**IV. INTERNAL SERVICE FUND**

- a. Mike Wren, Public Works Director**
  - i. Motor Fleet (with Jeff Weber)**

**\*\* The City Council will take a one-hour lunch break at noon\*\***

ADJOURNMENT AT 4:00 P.M.

**CERTIFICATE OF POSTING**

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this 11<sup>th</sup> day of **May, 2006**. These public places being bulletin boards located inside and outside the City offices and located in the Eagle Mountain City Library, 1680 E. Heritage Dr., Eagle Mtn., UT; and bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this 11<sup>th</sup> day of **May, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

ANGELA COX, Deputy Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**June 6, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**DISCUSSION**

- 3. PRESENTATION – Terasen.**
- 4. DISCUSSION – Pioneer Addition Park.**
- 5. DISCUSSION – Fire Department Budget.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

- 6. Time has been set aside for the public to express their ideas, concerns, and comments.**

**SCHEDULED ITEMS**

- 7. MOTION – CDBG Contract – Consideration and authorization for the Mayor to sign the CDBG contract for the installation of streetlights within several City Center neighborhoods.**

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BACKGROUND: *(Presentation by Shawn Warnke)* The Community Development Block Grant program, commonly referred to as CDBG is financed through the Housing and Urban Development agency. The primary purpose of the program is to provide funds to local governments to benefit low to moderate income residents within their jurisdiction.

This year the City submitted an application to install streetlights within several City Center neighborhoods (Eagle Park Phases 1 & 2 and Eagle Point Plat A, B, & C. The total funds estimated to construct the streetlights including construction contingency was \$217,800. Of this total amount CDBG will contribute \$126,096 and the City has reserved upwards of \$91,704 for completion of the project.

**8. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Point Lookout Group, LLC for Point Lookout – Plat A.**

BACKGROUND: *(Presentation by Peter Spencer)* The Point Lookout development is located in the Ranches Master Development Plan, south of Hidden Canyon and Castle Rock subdivisions. A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. The Agreement binds both parties to the conditions contained therein. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

**9. MOTION – Consideration and approval of the Final Plat for Overland Trails – Plat 1C.**

BACKGROUND: *(Presentation by Peter Spencer)* Overland Trails Plat 1C is located in the Town Center at the corner of Russell Road and Ira Hodges Parkway in the Overland Trails subdivision. The newly amended Eagle Mountain Properties Master Development Plan allows for residential use in this location of the Plan. This development is consistent to the existing residential land use in the neighborhood. This project is proposing a three-lot subdivision over 3.9 acres for a .77 density. This density falls under the Base Density Residential Development Standards. The Planning Commission recommended approval of this Final Plat on May 9, 2006. The City Council has final approval authority for Final Plats.

**10. SITE PLAN – Consideration and approval of the Site Plan for Simpson Springs LDS Church.**

BACKGROUND: *(Presentation by Peter Spencer)* The LDS Church is proposing the development of a new chapel on a 6.07 acre site located in the Simpson Springs Subdivision. The site will also include a storage building and pavilion with a large grass area on the south side. The proposed church is located at the intersection of Simpson Springs Road and Half Mile Road. The Church site is comprised of lots 4 & 5 of the platted Simpson Springs Subdivision. The site is zoned Residential which allows places of worship as a Conditional Use.

**11. MOTION – Consideration and approval of an amendment to the Kern River Transportation Service Agreement.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) Wasatch Energy has previously handled all of the City's gas purchasing and transmission services. This contract separates the Kern River portion of the transmission and Kern River will bill the City direct at a cost reduction of approximately .05 per decatherm.

**12. MOTION – Determination of whether to dispose or not to dispose of City-owned property located behind Channing Jones' property in Eagle Park subdivision.**

BACKGROUND: (*Presentation by Peter Spencer*) In August 2005 Mr. Channing Jones, a resident of the Eagle Park subdivision, submitted an application for disposal of public property to the Planning Department. The request has gone through the process for disposal including a recommendation of disposal from the Planning Commission with the designation of "significant".

On September 6, 2005 the City Council tabled the item it to allow Staff to prepare general guidelines that could be used to guide future applications for additional disposals of public property. A Staff presentation to the City Council took place on December 2005 and concluded that the overall guideline for the City would be to retain possession of the open space and create a long-term maintenance plan. However, Staff did recommend that in specific situations, the City can and should dispose of city-owned land.

On May 2, 2006, the City Council determined the land to be "insignificant" and requested the following: 1) if/when the property is deeded to the applicant, the additional land is combined with the original property to create only one parcel, and 2) staff determine a list of potential costs for a possible disposal to take place.

The item is now before the City Council to decide whether or not to dispose of the land and, if the City Council is inclined to dispose of the land, to determine a price the applicant must pay to purchase the land.

**13. CONSENT AGENDA**

A. Minutes - May 16, 2006

B. Final Bond Release

1) Jacob's Well Plat A

2) O'Fallon's Bluff Plat A

3) Highlands on the Green – Phase 2

4) Spring Valley Plat A

C. Revised Bond Letter - Lone Tree – Plat C

CITY COUNCIL ITEMS

**14. COUNCIL COMMENTS**

### COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 15. Upcoming Agenda Items.**
- 16. Financial Report – May 2006.**
- 17. MEMO – Termination of Electronic Check Processing Agreement.**
- 18. NOTICE – Mountain View Corridor – Eagle Mountain TownHall Meeting.**

### ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **1st** day of **June, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **1st** day of **June, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY BUDGET REVIEW**

**Saturday, June 10, 2006**  
**Work Session at 10:00 a.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

DISCUSSION ITEMS

**Fiscal Year 2007 Budget Overview**

**Itemized Budget Discussion**

- I. FIRE AND AMBULANCE BUDGET**
- II. PUBLIC SAFETY BUDGET**

ADJOURNMENT BY NOON.

**CERTIFICATE OF POSTING**

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **8th** day of **June, 2006**. These public places being bulletin boards located inside and outside the City offices and located in the Eagle Mountain City Library, 1680 E. Heritage Dr., Eagle Mtn., UT; and bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **8th** day of **June, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**June 20, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**OATH OF OFFICE**

- 3. The City Recorder will administer the Oath of Office to members of the Youth City Council.**

**PUBLIC COMMENTS**

- 4. Time has been set aside for the public to express their ideas, concerns, and comments.**

**SCHEDULED ITEMS**

- 5. 7:00 P.M. PUBLIC HEARING – ORDINANCE – Adopting the Fiscal Year 2006- 2007 Budget and the amendments to the Fiscal Year 2005-2006 budget.**

BACKGROUND: *(Presentation by Mayor’s Budget Committee)* The City Council will hold a public hearing to adopt the Fiscal Year 2006-2007 Budget along with amendments to the Fiscal Year 2005-2006 budget.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
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**6. MOTION – Consideration and approval of the Final Plat for Pioneer Addition – Phase 5B.**

BACKGROUND: *(Presentation by Peter Spencer)* Pioneer Addition 5B is located in the Town Center, east of Phase 5A and west of Phase 6. This plat previously received Final Plat Approval for a specific layout on October 5, 2004. Since that time, a new owner has acquired this property and, after discussion with the city, is now re-submitting Phase 5B with a slightly different design. The only difference is that the open space area located behind the lots has been reduced by extending the rear lot lines.

**7. MOTION – Consideration and approval of the Final Plat for Pioneer Addition – Phase 6.**

BACKGROUND: *(Presentation by Peter Spencer)* Pioneer Addition 6 is located in the Town Center, east of Phase 5 and west of the future Phase 7. This plat previously received Final Plat Approval for a specific layout on June 17, 2004. Since that time, a new owner has acquired this property and, after discussion with the city, is now re-submitting Phase 6 with a slightly different design. The only difference is that the open space area located behind the lots has been reduced by extending the rear lot lines.

**8. MOTION – Consideration and adoption of Amendments to the Eagle Mountain City Policies and Procedures Manual- Regarding Compensation to On Call Employees**

BACKGROUND: *(Presentation by Shawn Warnke)* This policy change will allow the City to amend its On Call Policy to be more competitive with surrounding cities within Utah County. The effective date of this policy should coincide with the start of the new fiscal year (July 1, 2006).

**9. MOTION – Consideration and adoption of an agreement for the online bill pay module from Springbrook.**

BACKGROUND: *(Presentation by Gordon Burt)* Over the course of the past fiscal year, the finance department and utility billing division along with a significant amount of residents have requested the implementation of an online bill pay system. There are many benefits found in maintaining an online bill pay system. This agreement will provide for that system.

**10. ORDINANCE – Amending and re-enacting Ordinance O-14-2004 providing for the organization of the Eagle Mountain City Youth Council.**

BACKGROUND: *(Presentation by Councilmember Linn Strouse)* Local youth councils enable youth to understand how government and the democratic process work long before they reach voting age. In 2002 Eagle Mountain City established a youth council to help youth become involved in the community. They work on the model of city government electing a mayor and council members. The Youth Council provides opportunities for young people to develop personal and social skills, and share their enthusiasm, passion and energy to make genuine changes for better communities. It teaches youth how to participate in their community in ways that are relevant and fun.

Currently, to participate in the Eagle Mountain City Youth Council you must be in the 9th grade. Expanding this opportunity to 7th grade and above may be beneficial for the strength of the youth council as well as providing more opportunities for activities to youth in the community. Currently, the Association of Youth Council recommends the age range be from 13 to 18 years of age. In Utah, most other city youth councils require participants to be in senior high school.

**11. RESOLUTION – Consideration and approval of a Resolution Amending the Consolidated Fee Schedule with regard to Building Permit Fees; Inspection Fees; and Trash Collection Rates.**

BACKGROUND: (*Presentation by Mike Wren*) The Consolidated Fee Schedule will need to be amended, by resolution, to update the following fees:

- Inspection fees (from 3 to 4.5%)
  - In 2005, Eagle Mountain City commissioned a report to compare the city's fee structure for community development with that of surrounding communities. The result of this study indicated that it was reasonable for the city to assess a 1.5% fee for each of the services provided by the city; specifically, project administration, inspection, and materials testing. At the time the City adjusted the rates from a tiered system to a flat rate, but only assessed 3% of the estimated cost of construction. Because all of these services are provided by the City, it is recommended to the City Council that the full 4.5% fee be assessed.
- Trash Collection Fees
  - Allied Waste Services has raised their trash pick up rates due to the consumer price index and fuel cost increases. Allied will raise their fees to Eagle Mountain City by 2% due to the CPI and will add a fuel surcharge that adjusts based on current fuel rates. We are anticipating a fuel surcharge based on \$2.90 per gallon of gasoline. Trash pick up fees to the residents will increase from \$9.90 for the first can to \$10.15 and from \$5.25 for the second can to \$5.85.)

**12. ORDINANCE – Consideration and adoption of an ordinance amending the noise regulations in Eagle Mountain City with regard to construction noise.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) The City Council advised amending the Noise Control Ordinance to prevent the degradation of the values of peace and solitude which are important to the residents of the City.

This proposed Ordinance is due to the City Council's recommendation to amend the Noise Control Ordinance modifying the hours of prohibited construction work in a commercial zone. The current standard prohibits construction work in a commercial zone between the hours of 10:00 pm – 6:00 am on weekdays and 10:00 pm – 9:00 am on Saturday and Sunday. It is proposed the prohibited hours be amended to 9:00 pm – 7:00 am on weekdays and 9:00 pm – 9:00 am on Saturdays and Sundays.

**13. MOTION – Consideration and approval of the recommendation from the special purpose street naming committee concerning the re-naming of certain streets identified in the committee recommendation and authorize the Mayor and staff to take all necessary actions to implement the recommended street name changes.**

BACKGROUND: *(Presentation by Chris Trusty)* The City has several conflicting street names, which can create a confusing and potentially fatal situation for emergency response. With the implementation of the new zip code for the City, it seemed an opportune time to make recommendations to remove conflicting street names.

#### **14. CONSENT AGENDA**

- A. Minutes
  - 1) June 6, 2006 – City Council meeting
  - 2) June 10, 2006 – Special Work Session
- B. Change Order – Tasco – Main Line Feeder
- C. Final Payment – Tasco – Main Line Feeder
- D. Retention Release – Counterpoint Construction
- E. Warranty Release
  - 1) Freemont Springs Plat C – Sundance Homes
  - 2) Freemont Springs Plat D – Sundance Homes
- F. Revised Bond Letter
  - 1) Highlands on the Green – Phase 3A
  - 2) Highlands on the Green – Phase 3B

#### CITY COUNCIL ITEMS

#### **15. COUNCIL COMMENTS**

##### COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 16. Upcoming Agenda Items.**
- 17. Fire Department Statistics.**
- 18. Public Safety Statistics.**
- 19. REPORT – North Utah County Library.**
- 20. REPORT – 2006 Project Building Permits.**
- 21. MEMO – I-15 Transportation Mitigation Initiative**

#### ADJOURNMENT

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ANGELA COX, Deputy Recorder

AMENDED AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

**June 20, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

MAYOR’S BUSINESS

1. The Mayor will bring items to the attention of the City Council.

AGENDA REVIEW

2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

3. Time has been set aside for the public to express their ideas, concerns, and comments.

SCHEDULED ITEMS

4. **7:00 P.M. PUBLIC HEARING – ORDINANCE – Adopting the Fiscal Year 2006- 2007 Budget and the amendments to the Fiscal Year 2005-2006 budget.**

BACKGROUND: *(Presentation by Mayor’s Budget Committee)* The City Council will hold a public hearing to adopt the Fiscal Year 2006-2007 Budget along with amendments to the Fiscal Year 2005-2006 budget.

5. **MOTION – Consideration and approval of the Final Plat for Pioneer Addition – Phase 5B.**

BACKGROUND: *(Presentation by Peter Spencer)* Pioneer Addition 5B is located in the Town Center, east of Phase 5A and west of Phase 6. This plat previously received Final Plat Approval

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for a specific layout on October 5, 2004. Since that time, a new owner has acquired this property and, after discussion with the city, is now re-submitting Phase 5B with a slightly different design. The only difference is that the open space area located behind the lots has been reduced by extending the rear lot lines.

**6. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Legends Land and Ranch, LLC for Pioneer Addition – Phase 5B.**

BACKGROUND: *(Presentation by Peter Spencer)* A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project.

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**8. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Legends Land and Ranch, LLC for Pioneer Addition – Phase 6.**

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  - Allied Waste Services has raised their trash pick up rates due to the consumer price index and fuel cost increases. Allied will raise their fees to Eagle Mountain City by 2% due to the CPI and will add a fuel surcharge that adjusts based on current fuel rates. We are anticipating a fuel surcharge based on \$2.90 per gallon of gasoline. Trash pick up fees to the residents will increase from \$9.90 for the first can to \$10.15 and from \$5.25 for the second can to \$5.85.)

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BACKGROUND: (*Presentation by Jerry Kinghorn*) The City Council advised amending the Noise Control Ordinance to prevent the degradation of the values of peace and solitude which are important to the residents of the City.

This proposed Ordinance is due to the City Council's recommendation to amend the Noise Control Ordinance modifying the hours of prohibited construction work in a commercial zone. The current standard prohibits construction work in a commercial zone between the hours of 10:00 pm – 6:00 am on weekdays and 10:00 pm – 9:00 am on Saturday and Sunday. It is proposed the prohibited hours be amended to 9:00 pm – 7:00 am on weekdays and 9:00 pm – 9:00 am on Saturdays and Sundays.

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BACKGROUND: *(Presentation by Chris Trusty)* The City has several conflicting street names, which can create a confusing and potentially fatal situation for emergency response. With the implementation of the new zip code for the City, it seemed an opportune time to make recommendations to remove conflicting street names.

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- A. Minutes
  - 1) June 6, 2006 – City Council meeting
  - 2) June 10, 2006 – Special Work Session
- B. Change Order – Tasco – Main Line Feeder
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- F. Revised Bond Letter
  - 1) Highlands on the Green – Phase 3A
  - 2) Highlands on the Green – Phase 3B

CITY COUNCIL ITEMS

**15. COUNCIL COMMENTS**

COMMUNICATION ITEMS

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- 16. Upcoming Agenda Items.**
- 17. Fire Department Statistics.**
- 18. Public Safety Statistics.**
- 19. REPORT – North Utah County Library.**
- 20. REPORT – 2006 Project Building Permits.**
- 21. MEMO – I-15 Transportation Mitigation Initiative**

## ADJOURNMENT

### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **19th** day of **June, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **19th** day of **June, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

ANGELA COX, Deputy Recorder

AMENDED AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

**June 20, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84043

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

MAYOR’S BUSINESS

1. The Mayor will bring items to the attention of the City Council.

AGENDA REVIEW

2. The City Council will review the items on the Consent Agenda and Policy Session Agenda.

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

3. Time has been set aside for the public to express their ideas, concerns, and comments.

SCHEDULED ITEMS

4. **7:00 P.M. PUBLIC HEARING – ORDINANCE – Adopting the Fiscal Year 2006- 2007 Budget and the amendments to the Fiscal Year 2005-2006 budget.**

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BACKGROUND: *(Presentation by Peter Spencer)* Pioneer Addition 5B is located in the Town Center, east of Phase 5A and west of Phase 6. This plat previously received Final Plat Approval for a specific layout on October 5, 2004. Since that time, a new owner has acquired this property

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and, after discussion with the city, is now re-submitting Phase 5B with a slightly different design. The only difference is that the open space area located behind the lots has been reduced by extending the rear lot lines.

**6. MOTION – Consideration and approval of the Final Plat for Pioneer Addition – Phase 6.**

BACKGROUND: *(Presentation by Peter Spencer)* Pioneer Addition 6 is located in the Town Center, east of Phase 5 and west of the future Phase 7. This plat previously received Final Plat Approval for a specific layout on June 17, 2004. Since that time, a new owner has acquired this property and, after discussion with the city, is now re-submitting Phase 6 with a slightly different design. The only difference is that the open space area located behind the lots has been reduced by extending the rear lot lines.

**7. MOTION – Consideration and adoption of Amendments to the Eagle Mountain City Policies and Procedures Manual- Regarding Compensation to On Call Employees**

BACKGROUND: *(Presentation by Shawn Warnke)* This policy change will allow the City to amend its On Call Policy to be more competitive with surrounding cities within Utah County. The effective date of this policy should coincide with the start of the new fiscal year (July 1, 2006).

**8. MOTION – Consideration and adoption of an agreement for the online bill pay module from Springbrook.**

BACKGROUND: *(Presentation by Gordon Burt)* Over the course of the past fiscal year, the finance department and utility billing division along with a significant amount of residents have requested the implementation of an online bill pay system. There are many benefits found in maintaining an online bill pay system. This agreement will provide for that system.

**9. RESOLUTION – Consideration and approval of a Resolution Amending the Consolidated Fee Schedule with regard to Building Permit Fees; Inspection Fees; and Trash Collection Rates.**

BACKGROUND: *(Presentation by Mike Wren)* The Consolidated Fee Schedule will need to be amended, by resolution, to update the following fees:

- Inspection fees (from 3 to 4.5%)
  - In 2005, Eagle Mountain City commissioned a report to compare the city's fee structure for community development with that of surrounding communities. The result of this study indicated that it was reasonable for the city to assess a 1.5% fee for each of the services provided by the city; specifically, project administration, inspection, and materials testing. At the time the City adjusted the rates from a tiered system to a flat rate, but only assessed 3% of the estimated cost of construction. Because all of these services are provided by the City, it is recommended to the City Council that the full 4.5% fee be assessed.
- Trash Collection Fees

- Allied Waste Services has raised their trash pick up rates due to the consumer price index and fuel cost increases. Allied will raise their fees to Eagle Mountain City by 2% due to the CPI and will add a fuel surcharge that adjusts based on current fuel rates. We are anticipating a fuel surcharge based on \$2.90 per gallon of gasoline. Trash pick up fees to the residents will increase from \$9.90 for the first can to \$10.15 and from \$5.25 for the second can to \$5.85.)

**10. ORDINANCE – Consideration and adoption of an ordinance amending the noise regulations in Eagle Mountain City with regard to construction noise.**

BACKGROUND: (Presentation by Jerry Kinghorn) The City Council advised amending the Noise Control Ordinance to prevent the degradation of the values of peace and solitude which are important to the residents of the City.

This proposed Ordinance is due to the City Council's recommendation to amend the Noise Control Ordinance modifying the hours of prohibited construction work in a commercial zone. The current standard prohibits construction work in a commercial zone between the hours of 10:00 pm – 6:00 am on weekdays and 10:00 pm – 9:00 am on Saturday and Sunday. It is proposed the prohibited hours be amended to 9:00 pm – 7:00 am on weekdays and 9:00 pm – 9:00 am on Saturdays and Sundays.

**11. MOTION – Consideration and approval of the recommendation from the special purpose street naming committee concerning the re-naming of certain streets identified in the committee recommendation and authorize the Mayor and staff to take all necessary actions to implement the recommended street name changes.**

BACKGROUND: (*Presentation by Chris Trusty*) The City has several conflicting street names, which can create a confusing and potentially fatal situation for emergency response. With the implementation of the new zip code for the City, it seemed an opportune time to make recommendations to remove conflicting street names.

**12. CONSENT AGENDA**

A. Minutes

- 1) June 6, 2006 – City Council meeting
- 2) June 10, 2006 – Special Work Session

B. Change Order – Tasco – Main Line Feeder

C. Final Payment – Tasco – Main Line Feeder

D. Retention Release – Counterpoint Construction

E. Warrant Release

- 1) Freemont Springs Plat C – Sundance Homes
- 2) Freemont Springs Plat D – Sundance Homes

F. Revised Bond Letter

- 1) Highlands on the Green – Phase 3A
- 2) Highlands on the Green – Phase 3B

## CITY COUNCIL ITEMS

### **13. COUNCIL COMMENTS**

#### COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 14. Upcoming Agenda Items.**
- 15. Fire Department Statistics.**
- 16. Public Safety Statistics.**
- 17. REPORT – North Utah County Library.**
- 18. REPORT – 2006 Project Building Permits.**
- 19. MEMO – I-15 Transportation Mitigation Initiative**

## ADJOURNMENT

### **CERTIFICATE OF POSTING**

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **15th** day of **June, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **15th** day of **June, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

ANGELA COX, Deputy Recorder

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

July 18, 2006

**Work Session at 3:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**Please note special start time of 3:00 p.m.**

**3:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

CITY COUNCIL TRAINING

1. Sydney Foncesbeck – Utah League of Cities and Towns.

MAYOR’S BUSINESS

2. The Mayor will bring items to the attention of the City Council.

AGENDA REVIEW

3. The City Council will review the items on the Consent Agenda and Policy Session Agenda.

DISCUSSION

4. DISCUSSION – Ranches HOA Agreement – 99 year lease.
5. DISCUSSION – Ranches HOA Maintenance Agreement.
6. DISCUSSION – Scenic Mountain Boundary Adjustment with Saratoga Springs.

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MAYOR’S ITEMS

7. INTRODUCTION – Vernal Shepherd, Utah County Sheriffs Office.

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## PUBLIC COMMENTS

- 8. Time has been set aside for the public to express their ideas, concerns, and comments.**

## CONSENT AGENDA

**9. MINUTES**

- A. June 6, 2006 – Regular City Council Meeting (as amended)
- B. June 20, 2006 – Regular City Council Meeting

**10. DEVELOPMENT AGREEMENTS**

A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project. The City will approve development agreements on the consent agenda if a final plat has already been approved. The agreements for approval are as follows:

- A. O' Fallon's Bluff – Plat B
- B. O' Fallon's Bluff – Plat C
- C. O' Fallon's Bluff – Plat D
- D. O' Fallon's Bluff – Plat E
- E. Overland Trails - 1C

**11. FINAL BOND RELEASES**

- A. SilverLake 1A – Development Associates
- B. SilverLake 1B – Development Associates
- C. SilverLake 1C – Development Associates
- D. SilverLake 2A – Development Associates
- E. SilverLake 2B – Development Associates
- F. SilverLake 3 – Salisbury
- G. SilverLake 4B – Salisbury
- H. Showdown at Eagle's Gate – Plat C – Sage Group

## SCHEDULED ITEMS

**7:00 P.M. PUBLIC HEARING – Amsource Annexation**

- 12. ORDINANCE – Consideration and adoption of an ordinance annexing an area of approximately 156 acres commonly known as the Amsource Annexation.**

BACKGROUND: *(Presentation by Gina Peterson / Jerry Kinghorn)* On August 24, 2005 a petition was submitted to annex approximately 156 acres off Pony Express Parkway, north of the SilverLake subdivision. Annexation of this property will close the gap between Saratoga Springs and Eagle Mountain City in this area. The original petition was deemed invalid, needing corrections. A revised petition was accepted by the Records Office and verified by the City

Engineer on April 27, 2006 and certified by the City on May 16, 2006. The 30-day protest period has run and no protests to the annexation were received. After the public hearing, the City Council may annex the property.

#### **7:00 P.M. PUBLIC HEARING**

### **13. ORDINANCE – Consideration and approval of proposed amendments to the Sign Ordinance related to “Community Entrance Signage”.**

BACKGROUND: *(Presentation by Peter Spencer)* In April of this year, the Planning Department received an application from The Ranches HOA to amend the City’s Sign Ordinance, which is part of the Development Code (Title 1, Chapter 16). This item was heard by the City Council on May 2, 2006. Much discussion by the City Council ensued and ultimately the motion to approve this amendment failed due to lack of majority, 3:2. After the above motion failed, another motion was proposed to table this item to allow for more discussion. However, because the previous motion to approve failed, any further proposals were not possible. The applicant has requested that this item again be brought before the City Council for approval. This proposal has minor modifications from the one heard on May 2, but is essentially the same.

### **14. MOTION – Consideration and Written Approval to allow for a Community Entrance Sign to be placed in City-owned right-of-way.**

BACKGROUND: *(Presentation by Peter Spencer)* If the previous item on the agenda is approved; the amendment to Title 1 Chapter 16 Sign Regulations and Sign Permit, then the City would then be able to enter into a written agreement with applicants to lease land within the City’s right-of-way for a sign notifying the public they are entering a specific community. The Planning Department has received a follow-up application from The Ranches petitioning the City Council and Mayor to allow for the placement of three Community Entrance Signs within the City-owned right-of-way.

If this authorization is approved, the City Attorney will draft a formal agreement between Eagle Mountain City and The Ranches to allow for the leasing of City land to The Ranches HOA for the purpose of installing Community Entrance Signs. These signs will notify the public that they are entering into The Ranches.

#### **7:00 P.M. PUBLIC HEARING**

### **15. ORDINANCE – Consideration and approval of the Proposed Amendments to Title 1 of the City’s Development Code pertaining to minimum distance between multi-family structures.**

BACKGROUND: *(Presentation by Peter Spencer)* While processing the multi-family Heatherwood project last fall, City Staff and the applicant encountered much difficulty in attempting to service the project with the required utilities. The reason being was that the unique “cluster” design did not allow for sufficient room between buildings to set up the required infrastructure to service the buildings with dry utilities.

In an attempt to remedy this spacing difficulty with multi-family projects in the future, the City Staff amended the code to how it currently reads today; requiring thirty (30) feet minimum

distance between multi-family structures. The Trailhead Townhomes project is the first multi-family project that has been processed under the new amendment. As this project has moved forward, City Staff has realized the blanket statement requiring at least thirty (30) feet distance may be too restrictive. Staff feels that the Development Code should be amended to still allow for the approval of various and well designed multi-family housing products.

Therefore, the applicant and City Staff has proposed language be added to the Code that allows the City Council (at the recommendation of the Planning Commission) to allow for an exception from the above standard when: appropriate for the proposal, consistent with providing safe and convenient utility services to the public, and it does not create a hazard.

**16.**

**A. MOTION – Consideration and approval for the Final Plat & Site Plan for the Trailhead Townhomes development.**

**B. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Trailhead One, LLC for the Trailhead Townhomes.**

**BACKGROUND:** *(Presentation by Peter Spencer)* The Planning Department has received applications for a Site Plan and Final Plat for the Trailhead Townhomes in the Town Center, located on a 5.189 acre parcel immediately north of City Hall. The proposal before the City Council is for a total of 65 townhomes. On August 3, 1999 the City Council approved a Site Plan which vested this site for an 84 unit condominium project. The landowner is vested with the right to develop those units as approved. However, the applicant has expressed interest to develop his land at a lesser density and a different product. This application represents a new submittal that should be reviewed independently of the project that was approved previously.

This application had a public hearing and was reviewed by the Planning Commission on June 20, 2006. The Planning Commission recommended approval of both the Final Plat and Site Plan. Also for approval is the development agreement for the project.

#### **7:00 P.M. PUBLIC HEARING**

**17. ORDINANCE – Consideration and adoption of an ordinance amending the recorded plat of Cedar Trails Village – Phase 1 and Pioneer Addition – Phase 3 and approving the amended plats of Cedar Trails Village – Phase 1 and Pioneer Addition Phase 3 subdivisions.**

**BACKGROUND:** *(Presentation by Peter Spencer)* The Planning Department has received two separate applications to amend two recorded plats; Cedar Trails Village Phase 1 and Pioneer Addition Phase 3. The applicant is proposing to amend these plats by pulling out a geographic area that is currently within both of these plats; with a plan to later create a completely separate, third plat—entitled Walden Park. A public hearing was held at the Planning Commission.

The process for subdividing this future third plat is separate from the motion before the Council tonight and will require the applicant to come back before the City Council for final plat approval at a later date. With a future application, the applicant is planning to increase the number of units and to eliminate the trail corridor between the plats.

**18.**

**A. MOTION – Consideration and approval of the Final Plat for Pioneer Addition 7A.**

**B. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Legends Land & Ranch, LLC for Pioneer Addition 7A.**

BACKGROUND: *(Presentation by Peter Spencer)* The proposed Pioneer Addition Phase 7 project is located on the northern edge of Eagle Mountain Properties, just west of the powerline corridor. The entire Pioneer Addition subdivision received preliminary plat approval on March 25, 2003. Since that preliminary approval Pioneer Addition Phases 1-6 have received final approval (including 5A & 5B). While the proposed Phase 7 is the final phase of Pioneer Addition, this phase deviates substantially from the originally approved preliminary plat and therefore was required to receive preliminary approval once again; which occurred on May 30, 2006.

The Eagle Mountain Properties Master Development Agreement ensures that, at any time in the future, any land included in the overall Master Development Plan may exercise the option to be reviewed under either the current City Code at the time, OR the Eagle Mountain Interim Development Code dated September 30, 1997. This plat is located within the overall Eagle Mountain Properties Master Development Plan, the applicant has submitted a written request to have his preliminary plat reviewed under the 1997 Interim Code. Therefore, with the exception of the newly amended Construction Standards, International Building Code, etc, this project has been entirely reviewed under the 1997 Interim Code—NOT the current development code. This is the first time a plat is to be processed under the 1997 Interim Code rather than the current code at the time.

**19. MOTION – Consideration and ratification of a settlement agreement with Hubble Homes for Pioneer Addition – Phase I.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* This agreement represents a settlement of the claims of the city against Hubble Homes on the improvement bond claim for the completion of the public facilities for the Pioneer I subdivision which were not completed by Hubble as required by the development agreement. The claim amount has been reduced in the settlement by the amount of the warranty required on the remaining improvements. The city will secure a warranty from the contractors completing the work, making the additional warranty amount normally required from the developer excessive.

The funds to pay for the settlement are in the trust account of legal counsel for Hubble and will be released to the city when the council approves the settlement agreement. The settlement is not effective until the city receives all the required funds.

**20. MOTION – Consideration and approval of an agreement with Staker Paving and Construction Company for asphalt repair on Eagle Mountain Blvd.**

BACKGROUND: *(Presentation by Michael S. Wren)* Some time ago an accident occurred on Eagle Mountain Blvd which left damage to the asphalt. Since the driver of the vehicle was found to be at fault, his insurance company has paid to repair the asphalt in this area.

**21. MOTION – Consideration and approval of an agreement with Staker Paving and Construction Company for asphalt repair on Valley Drive in Cedar Pass Ranch.**

BACKGROUND: *(Presentation by Michael S. Wren)* As part of routine street maintenance, the City received bids for repair and upkeep to Valley Drive in Cedar Pass Ranch. This is a worn street that was originally constructed prior to Eagle Mountain City incorporating. Repair will include repaving of Valley Drive.

CITY COUNCIL ITEMS

**22. COUNCIL COMMENTS**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 23. Upcoming Agenda Items.**
- 24. Financial Report – June 2006.**
- 25. LETTER – Utah County Fire Board of Appeals Appointment – Rand Andrus.**
- 26. NOTICE of Award – Fire Department Assistance Grant.**
- 27. REPORT – Library Update.**
- 28. REPORT – Code Enforcement.**
- 29. MEMO – Storm Drain Fee Evaluation.**

ADJOURNMENT

**CERTIFICATE OF POSTING**

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**August 1, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

*\*\*This meeting may be held telephonically in order for a councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. The Mayor will bring items to the attention of the City Council.**

**AGENDA REVIEW**

- 2. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**PRESENTATION**

- 3. PRESENTATION – UDOT/SR68 (Redwood Road) Environmental Assessment Study – 30 minutes.**

**DISCUSSION**

- 4. DISCUSSION – Water Banking Procedures – Jerry Kinghorn – 15 minutes.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

- 5. Time has been set aside for the public to express their ideas, concerns, and comments.**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
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## CONSENT AGENDA

### **6. MINUTES**

- A. June 20, 2006 – Regular City Council Meeting (as amended)

### **7. FINAL PLAT APPROVAL**

- A. Sunrise at Kiowa – Plat A
- B. Sunrise at Kiowa – Plat B
- C. Walden Park Site Plan & Final Plat

## SCHEDULED ITEMS

### **8. MOTION – Consideration and Approval of an Option/lease agreement for Use of City Land with the Ranches Homeowners Association for a Community Recreation Center and Related Playfields.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* The option and lease agreement are proposed for use with the Ranches Homeowners Association for the construction of a community recreation center and related playfields. The recreation center will be open to the general public of Eagle Mountain at a specified use rate; The Ranches HOA owners would use the facilities at a discounted rate reflecting the value of the Ranches HOA assessments used to improve the property. The city will have the use of playfields for recreational programming. The City Attorney and staff have scheduled a meeting on August 3, 2006 to review the documents and terms with the Ranches HOA representatives.

### **9. MOTION – Consideration and Approval of a Maintenance Agreement with the Ranches Homeowners Association.**

BACKGROUND: *(Presentation by Michael S. Wren)* Certain property located within The Ranches subdivision has been dedicated to and is owned by the City. This property includes among other things: parks, trails, parking strips, medians, and front entrance areas located within the boundaries of The Ranches master planned community. The City and The Ranches HOA would like to delegate and assign maintenance and insurance responsibility for the Property to the HOA in order to maintain the Property in a timely and aesthetically acceptable standard to both parties. This agreement details the provision of those wishes.

### **10. MOTION – Consideration and approval of an agreement with SITLA for the Pony Express Trail.**

BACKGROUND: *(Presentation by Shawn Warnke)* The City has been actively working towards obtaining funds to complete parks and recreation amenities. The City was awarded a trails grant through the State Parks and Recreation Department to construct a trail on the historic Pony Express/Overland Stage Route. The grant required a 50% match which SITLA has committed to contribute the \$51,000 match. It is standard practice for SITLA to formalize the project with an agreement prior to releasing funds.

**11. RESOLUTION – Consideration and Adoption of a Resolution Stating the Intent of the City Council of Eagle Mountain City to Adjust Its Common Boundaries with the City of Saratoga Springs, Authorizing a Public Hearing thereon and Providing for Notice of Said Hearing.**

BACKGROUND: *(Presentation by Gina Peterson/Jerry Kinghorn)* Capital Security Mortgage owns approximately 30 acres in Saratoga Springs near The Ranches Golf Course driving range. In May 2006 they made an informal inquiry to the City on how to adjust a common boundary between two cities. They have since made a formal request to both cities to adjust the boundary and locate in Eagle Mountain City. Utah Code Ann. § 10-2-419 establishes a procedure for adjustment of the common boundaries between adjacent municipalities. The first step in the process is for each municipality to adopt a “resolution of intent” which will begin the 60-day noticing/protest period before the boundary adjustment can take place. Saratoga Springs adopted this resolution on July 25, 2006.

**12. ORDINANCE – Consideration and Adoption of an Ordinance creating a Cemetery Board.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* It is in the public interest to investigate the acquisition of land for and operation of a cemetery in Eagle Mountain City. Establishment of a Cemetery Advisory Board will allow research on relevant issues such as needed land, location, recommended design and maintenance guidelines and a recommendation for action to the City Council.

**13. RESOLUTION – Consideration and Adoption of a Resolution Declaring the City Generators located at the Wastewater Treatment Plant as Surplus Property.**

BACKGROUND: *(Presentation by Michael S. Wren)* Eagle Mountain City Ordinance O-22-2005 details the process for disposal of surplus property. The City owns nonfunctional generators located near the wastewater treatment plant and would like to dispose of these generators. After the property is declared surplus, the process to sell the generators include determining the highest and best economic return to the city by (1) advertised competitive bid; (2) evaluation by a qualified and disinterested appraiser; (3) other professional publication and valuation service; or (4) an informal market survey by the city administrator or a designee. Any monetary proceeds from the sale will be credited to the general fund.

**14. MOTION – Consideration and Approval to Amendment Number One to the Memorandum of Understanding with Terasen (Corix) Utility Services (US) Inc. extending the analysis time.**

BACKGROUND: *(Presentation by Michael S. Wren)* In February 2006 the City Council approved a Memorandum of Understanding with Terasen (now known as Corix). The agreement has need of a time extension, which also serves as a re-affirmation by the council that the original agreement terms remain in effect.

## CITY COUNCIL ITEMS

### **15. COUNCIL COMMENTS**

#### COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 16. Upcoming Agenda Items.**
- 17. Fire Department Statistics – June 2006.**
- 18. Public Safety Statistics – June 2006.**
- 19. Eagle Mountain City Organizational Chart.**
- 20. COG MINUTES – June 1, 2006.**
- 21. DRAFT REPORT – Making the Case for University Status, UVSC.**

## ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **28th** day of **July, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **28th** day of **July, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**August 15, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

*\*\*This meeting may be held telephonically in order for a councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. Wastewater Treatment Plant Update.**
- 2. City Flag.**
- 3. Update on Staffing Changes.**

**AGENDA REVIEW**

- 4. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**PRESENTATION**

- 5. PRESENTATION – Transportation Update – Mountainland Association of Governments.**
- 6. PRESENTATION – New City Website – Strüdelhosen Design.**
- 7. PRESENTATION – City Hall Hours of Operation – Shawn Warnke.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MAYOR’S ITEMS**

- 8. BOARD APPOINTMENTS – Planning Commission – 1 vacancy.**

**PUBLIC COMMENTS**

- 9. Time has been set aside for the public to express their ideas, concerns, and comments.**

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## CONSENT AGENDA

### **10. MINUTES**

- A. July 18, 2006 – Regular City Council Meeting
- B. August 1, 2006 – Regular City Council Meeting

### **11. FINAL PLAT APPROVAL**

- A. Lone Tree – Plat D
- B. Lone Tree – Plat E
- C. Lone Tree – Plat G

### **12. DEVELOPMENT AGREEMENTS**

A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project. The City will approve development agreements on the consent agenda if a final plat has already been approved. The agreements for approval are as follows:

- A. SilverLake 6
- B. SilverLake 7
- C. Sunrise at Kiowa – Plat A
- D. Sunrise at Kiowa – Plat B
- E. Westview Heights (AMENDED Development Agreement)

### **13. FINAL BOND RELEASE**

- A. Eagle's Gate – Plat A
- B. Kiowa Valley – Plat A

## SCHEDULED ITEMS

### **7:00 P.M. PUBLIC HEARING – Carl Allred Rezone**

### **14. ORDINANCE – Consideration and adoption of an ordinance ratifying the residential zoning of 21.36 acres in the Meadow Ranch Phase 1.**

**BACKGROUND:** *(Presentation by Peter Spencer)* This ordinance will clarify the existing zoning of a parcel of land in the Meadow Ranch development. The parcel in question is a 21.36 acre parcel situated adjacent to the north side of SR-73 and was included within a plat that was recorded in May of 1998. As evidenced by a note of a "Future ROW" leading into the parcel from the east, the intent of this vacant parcel has been for development in the future. The action following this application is to clarify that this parcel is residentially zoned and can be developed in the future.

**15. MOTION – Consideration and Approval of a Public Hearing Notice for the Wastewater Treatment Plant Funding.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* The City Council is required to approve the notice that will approve the wastewater treatment plant funding. At the hearing the proposed Facilities Plan for expansion of the wastewater treatment plant for the South Service Area will be discussed and public comments will be heard on the Facilities Plan and the proposed impact fees and estimated monthly service charges. The notice will run in a local paper for 30 days prior to the hearing.

**16. RESOLUTION – Consideration and approval of a Resolution Amending the Consolidated Fee Schedule with regard to Building Inspection Fees; Library Fees; Planning and Business License Fees; Construction Inspection Fees; and Permanent Gas Rates.**

BACKGROUND: *(Presentation by Various Staff)* The Consolidated Fee Schedule will need to be amended, by resolution, to update the following fees:

- Building Inspection Fees – Building Permit Fees have not changed since July 2001. Many of the changes will help the integration of building inspection fees into the Springbrook System. A fast track building permit fee will also be added.
- Library Fees – The Library Board proposes a non-resident fee of \$35.00 per family. The interlibrary loan fee will also be increased from \$1 to \$2 per item.
- Planning Fees – A fee to recreate a business license will be added. Also fees for a Hobby Breeder license.
- Construction Inspection Fees – In May the City Council approved an increase to the Consolidated Fee Schedule regarding an increase in Construction Inspection Fees. The inspection fees were raised from 3% to 4.5%, but last year at this time they were based on a scaled calculation (\$16,250 for the first \$750k in construction costs, plus 1% of the construction costs thereafter). After further study, the Mayor and staff recommend the following Construction Fee: 3.2% for the first \$750,000 in construction costs, and 1% of construction costs thereafter.
- Permanent Gas Rates - On July 18th, the Mayor successfully purchased a block of natural gas for the winter months (November through March). The gas was purchased for \$8 per Decatherm. This allows the city to lower the natural gas rates to the residents, from \$10.50 to \$9 per Decatherm. Immediately following the purchase, world events caused a sharp spike in winter gas. If we were to purchase a block of winter gas today, the city would be paying nearly \$10 per Decatherm and would need to raise the resident's rates to over \$11. The Mayor and staff recommend reducing the winter gas rates for residents to \$9 per Decatherm, for the months of November through March only. Beginning April 1st, the rate to the residents would return back to the \$10.50 per Decatherm. This effort is intended to benefit the residents during the months of high gas usage, by reducing their gas bill by about 15%. It is likely that rates will need to be adjusted the following year to reflect market conditions.

**17. RESOLUTION – Consideration and Adoption of a Resolution Implementing Authority to Conduct Electronic Meetings and Providing Procedures for Participation in Electronic Meetings of the City Council.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) This resolution will establish procedures and definitions whereby electronic or telephonic meetings of the City may be held. The City Council has held telephonic meetings in the past, however with recent changes to the Open and Public Meetings Act, minor updates need to be made.

**18. MOTION – Consideration and Approval of a Storm Water Program.**

BACKGROUND: (*Presentation by Shawn Warnke*) For sometime the City has been discussing the necessity of creating a storm water fee to offset expenses relating to maintenance and system improvement. A memo evaluating the creation of a storm water fee was provided several weeks ago to the City Council. The City Council will review and possibly approve the storm water program. The City Council will not enact the fee at this time with program approval.

CITY COUNCIL ITEMS

**19. COUNCIL COMMENTS**

COMMUNICATION ITEMS

These items are for information purposes only and **do not** require action or discussion by the City Council.

- 20. Upcoming Agenda Items.**
- 21. Fire Department Statistics – July 2006.**
- 22. Public Safety Statistics – July 2006.**
- 23. Financial Report – July 2006.**
- 24. Summary of Residential Home Sales in Eagle Mountain – Utah County Association of Realtors.**
- 25. MINUTES – Mountainland MPO Regional Planning Committee – June 1, 2006.**
- 26. REPORT – Airport Surveillance Radar Project – Wasatch Front Aviation Corridor.**
- 27. MEMO – Federal Transportation Funding Update.**
- 28. PRESS RELEASES**
  - **Princess Tea at Eagle Mountain City Library**
  - **Eagle Mountain to Start Plans for First Cemetery**
  - **Eagle Mountain to Save Residents Money on Winter Heating Bills**
- 29. MAG Accomplishments of 2005-2006.**
- 30. MEMO – Legal Opinion Re: Comments Concerning Theft and Misconduct.**
- 31. MEMO – Legal Opinion Re: Form of Government Changes.**

ADJOURNMENT

#### CERTIFICATE OF POSTING

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**August 15, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

*\*\*This meeting may be held telephonically in order for a councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. Wastewater Treatment Plant Update.**
- 2. City Flag.**
- 3. Update on Staffing Changes.**

**AGENDA REVIEW**

- 4. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**PRESENTATION**

- 5. PRESENTATION – Transportation Update – Mountainland Association of Governments.**
- 6. PRESENTATION – New City Website – Strüdelhosen Design.**
- 7. PRESENTATION – City Hall Hours of Operation – Shawn Warnke.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MAYOR’S ITEMS**

- 8A. BOARD APPOINTMENTS – Planning Commission – 1 vacancy.**
- 8B. OATH OF OFFICE – New Deputy Recorder – Melanie Lahman.**

**PUBLIC COMMENTS**

- 9. Time has been set aside for the public to express their ideas, concerns, and comments.**

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## CONSENT AGENDA

### **10. MINUTES**

- A. July 18, 2006 – Regular City Council Meeting
- B. August 1, 2006 – Regular City Council Meeting

### **11. FINAL PLAT APPROVAL**

- A. Lone Tree – Plat D
- B. Lone Tree – Plat E
- C. Lone Tree – Plat G

### **12. DEVELOPMENT AGREEMENTS**

A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project. The City will approve development agreements on the consent agenda if a final plat has already been approved. The agreements for approval are as follows:

- A. SilverLake 6
- B. SilverLake 7
- C. Sunrise at Kiowa – Plat A
- D. Sunrise at Kiowa – Plat B
- E. Westview Heights (AMENDED Development Agreement)

### **13. FINAL BOND RELEASE**

- A. Eagle's Gate – Plat A
- B. Kiowa Valley – Plat A

## SCHEDULED ITEMS

### **7:00 P.M. PUBLIC HEARING – Carl Allred Rezone**

### **14. ORDINANCE – Consideration and adoption of an ordinance ratifying the residential zoning of 21.36 acres in the Meadow Ranch Phase 1.**

**BACKGROUND:** *(Presentation by Peter Spencer)* This ordinance will clarify the existing zoning of a parcel of land in the Meadow Ranch development. The parcel in question is a 21.36 acre parcel situated adjacent to the north side of SR-73 and was included within a plat that was recorded in May of 1998. As evidenced by a note of a "Future ROW" leading into the parcel from the east, the intent of this vacant parcel has been for development in the future. The action following this application is to clarify that this parcel is residentially zoned and can be developed in the future.

**15. MOTION – Consideration and Approval of a Public Hearing Notice for the Wastewater Treatment Plant Funding.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* The City Council is required to approve the notice that will approve the wastewater treatment plant funding. At the hearing the proposed Facilities Plan for expansion of the wastewater treatment plant for the South Service Area will be discussed and public comments will be heard on the Facilities Plan and the proposed impact fees and estimated monthly service charges. The notice will run in a local paper for 30 days prior to the hearing.

**16. RESOLUTION – Consideration and approval of a Resolution Amending the Consolidated Fee Schedule with regard to Building Inspection Fees; Library Fees; Planning and Business License Fees; Construction Inspection Fees; and Permanent Gas Rates.**

BACKGROUND: *(Presentation by Various Staff)* The Consolidated Fee Schedule will need to be amended, by resolution, to update the following fees:

- Building Inspection Fees – Building Permit Fees have not changed since July 2001. Many of the changes will help the integration of building inspection fees into the Springbrook System. A fast track building permit fee will also be added.
- Library Fees – The Library Board proposes a non-resident fee of \$35.00 per family. The interlibrary loan fee will also be increased from \$1 to \$2 per item.
- Planning Fees – A fee to recreate a business license will be added. Also fees for a Hobby Breeder license.
- Construction Inspection Fees – In May the City Council approved an increase to the Consolidated Fee Schedule regarding an increase in Construction Inspection Fees. The inspection fees were raised from 3% to 4.5%, but last year at this time they were based on a scaled calculation (\$16,250 for the first \$750k in construction costs, plus 1% of the construction costs thereafter). After further study, the Mayor and staff recommend the following Construction Fee: 3.2% for the first \$750,000 in construction costs, and 1% of construction costs thereafter.
- Permanent Gas Rates - On July 18th, the Mayor successfully purchased a block of natural gas for the winter months (November through March). The gas was purchased for \$8 per Decatherm. This allows the city to lower the natural gas rates to the residents, from \$10.50 to \$9 per Decatherm. Immediately following the purchase, world events caused a sharp spike in winter gas. If we were to purchase a block of winter gas today, the city would be paying nearly \$10 per Decatherm and would need to raise the resident's rates to over \$11. The Mayor and staff recommend reducing the winter gas rates for residents to \$9 per Decatherm, for the months of November through March only. Beginning April 1st, the rate to the residents would return back to the \$10.50 per Decatherm. This effort is intended to benefit the residents during the months of high gas usage, by reducing their gas bill by about 15%. It is likely that rates will need to be adjusted the following year to reflect market conditions.

**17. RESOLUTION – Consideration and Adoption of a Resolution Implementing Authority to Conduct Electronic Meetings and Providing Procedures for Participation in Electronic Meetings of the City Council.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) This resolution will establish procedures and definitions whereby electronic or telephonic meetings of the City may be held. The City Council has held telephonic meetings in the past, however with recent changes to the Open and Public Meetings Act, minor updates need to be made.

**18. MOTION – Consideration and Approval of a Storm Water Program.**

BACKGROUND: (*Presentation by Shawn Warnke*) For sometime the City has been discussing the necessity of creating a storm water fee to offset expenses relating to maintenance and system improvement. A memo evaluating the creation of a storm water fee was provided several weeks ago to the City Council. The City Council will review and possibly approve the storm water program. The City Council will not enact the fee at this time with program approval.

CITY COUNCIL ITEMS

**19. COUNCIL COMMENTS**

COMMUNICATION ITEMS

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- 20. Upcoming Agenda Items.**
- 21. Fire Department Statistics – July 2006.**
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ADJOURNMENT

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**September 5, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**MAYOR’S BUSINESS**

- 1. News Video – Trading Spaces in Eagle Mountain.**

**AGENDA REVIEW**

- 2. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MAYOR’S ITEMS**

- 3. BOARD APPOINTMENTS – Cemetery Advisory Commission – 1 appointment.**
- 4. NEW EMPLOYEE INTRODUCTION / EMPLOYEE UPDATES**
  - Roberta Catmull, Public Safety.
  - Paramedics – 3 new hires
  - Linda Peterson, Public Relations Director
  - Finance Department Changes

**PUBLIC COMMENTS**

- 5. Time has been set aside for the public to express their ideas, concerns, and comments.**

**CONSENT AGENDA**

- 6. MINUTES**
  - A. July 18, 2006 – Regular City Council Meeting
  - B. August 15, 2006 – Regular City Council Meeting

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7. **FINAL PLAT APPROVAL** - Pioneer Addition – Plat 7B
8. **BID AWARDS** - 2006 City Parks Project (*Bid opens September 5, 2006*)

#### SCHEDULED ITEMS

#### **7:00 P.M. PUBLIC HEARING – Evans Ranch Master Development Plan**

9. **REVIEW – Consideration of the Master Development Plan for Evans Ranch at SilverLake.**

**BACKGROUND:** (*Presentation by Peter Spencer*) The Planning Department has received an application for a new Master Development in the North Service Area. This proposed Master Development, entitled “Evans Ranch at SilverLake,” consists of one single 120 acre parcel situated immediately between The Ranches to the west and SilverLake to the east.

The purpose of the Master Development Application & Approval process is to ensure that large tracts of land proposed for development undergoes detailed and coordinated land use planning. The City Attorney has suggested this item be handled in two separate meetings. First, the Mayor and City Staff will present this proposal to the City Council to introduce them to the project. Along with this basic introduction, the public hearing will serve to receive additional feedback and comments from the public. At a later date this proposal will be brought before the City Council once again. At this second meeting, a public hearing is no longer needed and the City Council shall take action to approve, approve with conditions, or deny this proposed development.

#### **7:00 P.M. PUBLIC HEARING – SilverLake Master Development Plan Amendment**

10. **ORDINANCE – Consideration and adoption of an ordinance amending the SilverLake Master Development Plan.**

**BACKGROUND:** (*Presentation by Peter Spencer*) The current SilverLake Master Development Plan is vested with up to 2,101 dwelling units over a total of approximately 483.7 acres. Although this application before the City Council tonight will not change the overall number of units within SilverLake, it does propose to slightly change both the acreage and number of units in each of the remaining single-family and multi-family bubbles. These proposed changes to the existing map are responses to the current housing market. The City Council may request the applicant present to the Council any further explanation for these small modifications. The proposed changes are consistent with the City’s General Plan Map.

#### **7:00 P.M. PUBLIC HEARING – FY2007 Budget Amendments**

11. **RESOLUTION – Consideration and adoption of a resolution amending the budget for Fiscal Year 2007.**

**BACKGROUND:** (*Presentation by Gordon Burt*) Administration of the adopted budget includes monitoring and amending the budget document from time to time. The budget process is a continuous effort to ensure that revenues are collected as projected and that expenses do not exceed appropriated funds. The City Council must approve any amendments which alter the total expenditures of a fund or increases the total number of FTE (Full Time Equivalents- employees).

**12. ORDINANCE – Consideration and Adoption of an Ordinance Enacting a Temporary Regulation Prohibiting the Acceptance of Land Disposal Applications.**

BACKGROUND: *(Presentation by Peter Spencer and Jerry Kinghorn)* Throughout the entire City, the issue of disposing city-owned open space has been an issue of anticipation, misinformation, and debate for some time now. Eagle Mountain City has an ordinance in place that dictates the process for any and all disposals of public land. This proposal, if approved by the City Council, will put a temporary hold (six months) on the acceptance of any applications to dispose of open space. This will give the City adequate time to initiate imperative policies related to disposal that will assist in making the whole process much more streamlined and efficient.

**13. RESOLUTION – Consideration and Approval of a Resolution Acknowledging and Accepting assignment of Banked Water Entitlement.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* Under the City Water Right Banking Program the City received water rights from Hidden Canyon LLC for compliance with the City water right requirements in a development project. The developer has arranged for the entitlement to be used as collateral for a development loan. The lender has asked that the City acknowledge the receipt of the Assignment of Banked Water Entitlement. The Resolution acknowledges the receipt of the entitlement and the agreement of the City to require approval of the lender when the water right is allocated from the water bank to a specific project.

CITY COUNCIL ITEMS

**This time is set aside for City Council comments on City business.**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 13. Upcoming Agenda Items.**
- 14. Financial Report – August 2006.**
- 15. LETTER – Fire Department Grant.**
- 16. LETTER – Fire Department Staffing.**
- 17. LETTER – Lake Mountain Transportation Study.**
- 18. LETTER – Page v. UAMPS Litigation.**
- 19. LETTER – Transportation Letter, Senator Hatch.**
- 20. REPORT – Mayor’s Office Mid-year Executive Summary.**
- 21. REPORT – July Building Permits.**

## **22. PRESS RELEASES / NEWS ARTICLES**

- **Fire Department Photo Op**
- **Jericho Road Concert**
- **Award to David Lifferth**
- **New Planning Commissioner Appointed**
- **Eagle Mountain Cemetery – Salt Lake Tribune**
- **Trading Spaces in Eagle Mountain – Salt Lake Tribune**

## **ADJOURNMENT**

### **CERTIFICATE OF POSTING**

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MELANIE LAHMAN, Deputy City Recorder

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 19, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

MAYOR’S BUSINESS

AGENDA REVIEW

1. The City Council will review items on the Consent Agenda and Policy Session Agenda.

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICTS OF INTEREST

MAYOR’S ITEMS

2. **BOARD APPOINTMENTS – Cemetery Advisory Commission – 2 appointments.**

PUBLIC COMMENTS

3. Time has been set aside for the public to express their ideas, concerns, and comments.

CONSENT AGENDA

4. **MINUTES**

- A. July 18, 2006 – Regular City Council Meeting
- B. August 15, 2006 – Regular City Council Meeting
- C. September 5, 2006 – Regular City Council Meeting

5. **DEVELOPMENT AGREEMENTS**

A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through

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the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project. The City will approve development agreements on the consent agenda if a final plat has already been approved. The agreements for approval are as follows:

A. Heatherwood

#### SCHEDULED ITEMS

**6. AGREEMENT – Consideration and approval of an agreement with UAMPS for Government Public Affairs Project Participation.**

BACKGROUND: *(Presentation by Michael S. Wren)* The city is currently paying approximately \$11,000 annually to UAMPS to be part of their municipal lobbying group. Other municipalities are benefiting from the lobbying efforts, but are not absorbing a proportional share of the costs. This agreement requires any municipality that benefits from the UAMPS lobbying efforts, to officially join the effort, or they will no longer benefit. If all the municipalities join, the cost will be spread over more entities, and the City's costs will decrease. The city benefits from this lobbying effort and it is recommended the City continue with UAMPS, particularly in this lobbying agreement.

**7. RESOLUTION – Consideration and adoption of a resolution declaring Sewer Pump Station Screens as surplus property.**

BACKGROUND: *(Presentation by Michael S. Wren)* In December of 2005, the city purchased a screened pump for the wastewater treatment plant headworks in the amount of \$79,740. The pump is not the correct type of hardware for the plant and cannot be installed. It was manufactured as a pump intended for a sewer lift station. In discussions with Stantec Engineers, it has been determined that the pump cannot be used in the new design. The Public Works Director has recommended that the pump be declared as surplus and that the staff be instructed to seek buyers and dispose of the pump for the best price.

**8. AGREEMENT – Consideration and approval of an amended agreement with SITLA for trails.**

BACKGROUND: *(Presentation by Shawn Warnke)* The City has been actively working towards obtaining funds to complete parks and recreation amenities. The City was awarded a trails grant through the State Parks and Recreation Department to construct a trail on the historic Pony Express/Overland Stage Route. The grant required a 50% match which SITLA has committed to contribute the \$51,000 match. It is standard practice for SITLA to formalize their contribution with an agreement prior to releasing funds. Since the original agreement approval on August 1, 2006, it has come to attention of both the City and SITLA that there are several other items that need to be included in the agreement.

**9. ORDINANCE – Consideration and Adoption of an ordinance amending the Youth City Council requirements to change the age limit from 9th to 12th grade to 7th to 12th grade.**

BACKGROUND: *(Presentation by Councilmember Linn Strouse)* The Eagle Mountain Youth City Council has been in operation since 2002. Councilmember Strouse is requesting that the age limit be extended from its current age limit of 9<sup>th</sup> to 12<sup>th</sup> grade to the proposed 7<sup>th</sup> to 12<sup>th</sup> grade.

CITY COUNCIL BUSINESS

**This time is set aside for City Council comments on City business.**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 10. Upcoming Agenda Items.**
- 11. REPORT – Public Safety Statistics – August 2006.**
- 12. REPORT – Fire Department Statistics – August 2006.**
- 13. MINUTES – Mountainland MPO Regional Planning Committee – August 3, 2006.**
- 14. SPECIAL MEETING REQUEST – September 22, 2006 – 7:00 P.M. Budget Amendment Public Hearing – Councilmembers Blackburn and Liddiard.**
- 15. SPECIAL MEETING REQUEST – September 22, 2006 – 5:00 P.M. Budget Amendment – Councilmembers Jackson and Lifferth.**
- 16. PRESS RELEASES / NEWS ARTICLES - Ex-BYU Star chooses 9 to 5 over 1<sup>st</sup> and 10**

ADJOURNMENT

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GINA PETERSON, City Recorder

AMENDED AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 19, 2006**

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**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

MAYOR’S BUSINESS

- 1A. PRESENTATION – Corix Update, Doug Legge.**

AGENDA REVIEW

- 1B. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICTS OF INTEREST

MAYOR’S ITEMS

- 2. BOARD APPOINTMENTS – Cemetery Advisory Commission – 2 appointments.**

PUBLIC COMMENTS

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.**

CONSENT AGENDA

**4. MINUTES**

- A. July 18, 2006 – Regular City Council Meeting
- B. August 15, 2006 – Regular City Council Meeting
- C. September 5, 2006 – Regular City Council Meeting

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A. Heatherwood

## **SCHEDULED ITEMS**

### **6. AGREEMENT – Consideration and approval of an agreement with UAMPS for Government Public Affairs Project Participation.**

BACKGROUND: *(Presentation by Michael S. Wren)* The city is currently paying approximately \$11,000 annually to UAMPS to be part of their municipal lobbying group. Other municipalities are benefiting from the lobbying efforts, but are not absorbing a proportional share of the costs. This agreement requires any municipality that benefits from the UAMPS lobbying efforts, to officially join the effort, or they will no longer benefit. If all the municipalities join, the cost will be spread over more entities, and the City's costs will decrease. The city benefits from this lobbying effort and it is recommended the City continue with UAMPS, particularly in this lobbying agreement.

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with an agreement prior to releasing funds. Since the original agreement approval on August 1, 2006, it has come to attention of both the City and SITLA that there are several other items that need to be included in the agreement.

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BACKGROUND: *(Presentation by Councilmember Linn Strouse)* The Eagle Mountain Youth City Council has been in operation since 2002. Councilmember Strouse is requesting that the age limit be extended from its current age limit of 9<sup>th</sup> to 12<sup>th</sup> grade to the proposed 7<sup>th</sup> to 12<sup>th</sup> grade.

CITY COUNCIL BUSINESS

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- 10. Upcoming Agenda Items.**
- 11. REPORT – Public Safety Statistics – August 2006.**
- 12. REPORT – Fire Department Statistics – August 2006.**
- 13. MINUTES – Mountainland MPO Regional Planning Committee – August 3, 2006.**
- 14. SPECIAL MEETING REQUEST – September 22, 2006 – 7:00 P.M. Budget Amendment Public Hearing – Councilmembers Blackburn and Liddiard.**
- 15. SPECIAL MEETING REQUEST – September 22, 2006 – 5:00 P.M. Budget Amendment – Councilmembers Jackson and Lifferth.**
- 16. PRESS RELEASES / NEWS ARTICLES - Ex-BYU Star chooses 9 to 5 over 1<sup>st</sup> and 10**

ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **14th** day of **September, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **14th** day of **September, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
September 22, 2006  
5:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**5:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**SCHEDULED ITEMS**

**5:00 P.M. PUBLIC HEARING – FY2007 Budget Amendments**

- 1. ORDINANCE – Consideration and adoption of an ordinance amending the budget for Fiscal Year 2007.**

BACKGROUND: *(Presentation by Councilmembers Jackson and Lifferth)* Administration of the adopted budget includes monitoring and amending the budget document from time to time. The budget process is a continuous effort to ensure that revenues are collected as projected and that expenses do not exceed appropriated funds. The City Council must approve any amendments which alter the total expenditures of a fund or increases the total number of FTE (Full Time Equivalents- employees).

**ADJOURNMENT**

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GINA PETERSON, City Recorder

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
**If you need a special accommodation to participate in the City Council Meetings and Work Sessions,**  
**please call the City Recorder's Office at least 3 working days prior to the meeting at 789-6610**

AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
September 22, 2006  
7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**7:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**SCHEDULED ITEMS**

**7:00 P.M. PUBLIC HEARING – FY2007 Budget Amendments**

- 1. ORDINANCE – Consideration and adoption of an ordinance amending the budget for Fiscal Year 2007.**

BACKGROUND: *(Presentation by Councilmembers Blackburn and Liddiard)* Administration of the adopted budget includes monitoring and amending the budget document from time to time. The budget process is a continuous effort to ensure that revenues are collected as projected and that expenses do not exceed appropriated funds. The City Council must approve any amendments which alter the total expenditures of a fund or increases the total number of FTE (Full Time Equivalents- employees).

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# AGENDA EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING

September 25, 2006

7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

1. Call to order
2. Pledge of allegiance
3. The following items are proposed for an ordinance regarding General Session Meetings of the City Council.
  - That the Mayor shall add items to the general session agenda when requested by at least two council members. The requested items shall appear on the agenda for the next scheduled city council meeting.
  - That the order of general session events be the following:
    - Call to order
    - Pledge of allegiance
    - Information items
    - Public Comment
    - Council Comment
    - Consent Agenda
    - Items as selected by at least two council members
    - Items as selected by the Mayor
    - Adjournment
  - Declarations of conflicts of interest may be made at any time as appropriate but need not appear as an agenda item.
  - Questions to staff and applicants on the agenda item being considered are permissible by council as well as response from those questioned if they so desire.
  - Items for the budget shall be submitted no later than close of business \_ on the Wednesday prior to the general session.
4. Consider and enact by ordinance or resolution to provide the ability for the council to seek and retain legal counsel separate from the Mayor to advise and protect the council and its interests.

## CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this 22nd day of September, 2006. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located near the Eagle Mountain City Fire Station at 1680 E. Heritage Drive; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this 22nd day of September, 2006 the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
September 30, 2006  
1:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**1:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**SCHEDULED ITEMS**

**1:00 P.M. PUBLIC HEARING – FY2007 Budget Amendments**

- 1. ORDINANCE – Consideration and adoption of an ordinance amending the budget for Fiscal Year 2007.**

BACKGROUND: *(Presentation by Councilmembers Blackburn and Liddiard)* Administration of the adopted budget includes monitoring and amending the budget document from time to time. The budget process is a continuous effort to ensure that revenues are collected as projected and that expenses do not exceed appropriated funds. The City Council must approve any amendments which alter the total expenditures of a fund or increases the total number of FTE (Full Time Equivalents- employees).

**ADJOURNMENT**

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GINA PETERSON, City Recorder

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**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING**  
**September 30, 2006**  
**12:30 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**12:30 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**SCHEDULED ITEMS**

**12:30 P.M. PUBLIC HEARING – Elected Officials Compensation**

- 1. ORDINANCE – Consideration and adoption of an ordinance enacting a new compensation plan for elected officials Eagle Mountain City.**

BACKGROUND: *(Presentation by Councilmembers Blackburn and Liddiard)* Pursuant to State Code 10-3-502 a special meeting was called to enact an ordinance setting financial compensation for elected officials. Public comments will be taken regarding the proposal to reduce the Mayoral salary from a \$70,000 total package to a \$50,000 total package.

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

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GINA PETERSON, City Recorder

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**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**October 3, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**PRESENTATION**

- 1. PRESENTATION – Corix Agreement Outline, Doug Legge.**

**AGENDA REVIEW**

- 2. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MAYOR’S ITEMS**

- 3. BOARD APPOINTMENTS – Cemetery Advisory Board – 1 appointment.**
- 4. UPDATE – Nolan Park Restrooms.**
- 5. UPDATE – Waste Water Treatment Plant.**
- 6. MAYOR’S REPORT – Response to City Council requests and September 22 Public Hearing questions.**

**PUBLIC COMMENTS**

- 7. Time has been set aside for the public to express their ideas, concerns, and comments.**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
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## CONSENT AGENDA

### **8. MINUTES**

- A. August 15, 2006 – Regular City Council Meeting
- B. September 5, 2006 – Regular City Council Meeting

### **9. DEVELOPMENT AGREEMENTS**

A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project. The City will approve development agreements on the consent agenda if a final plat has already been approved. The agreements for approval are as follows:

- A. Walden Park Subdivision
- B. Pioneer Addition 7B

### **10. FINAL PLAT – Hidden Valley North A**

### **11. NOTICE OF AWARD**

- A. Pioneer Park and Walden Park
- B. Pony Express Trail

### **12. FINAL BOND RELEASES - Kiowa Valley – Plat A**

## SCHEDULED ITEMS

### **13. MOTION – Consideration and approval of providing funding for a curb street painting Eagle Project**

BACKGROUND: *(Presentation by Scout Trevor Munson)* Trevor Munson is a local boy scout that lives in Eagle Mountain City. He is in the process of becoming an Eagle Scout. For his project he would like to paint addresses on the front curbs of homes in the South Service Area to assist mail carriers and emergency services personnel. Mr. Munson approached the Mayor asking if the City would provide supplies, including spray paint and templates/stencils.

### **14. MOTION – Consideration and approval of personal reimbursement requests for Councilmembers Blackburn and Liddiard computer audits.**

BACKGROUND: *(Presentation by Mayor Brian B. Olsen)* The City Council will address a reimbursement request from Councilmembers Blackburn and Liddiard for expenses associated with a computer audit.

### **7:00 P.M. PUBLIC HEARING – FY2007 Budget Amendments**

### **15. ORDINANCE – Consideration and adoption of an ordinance amending the budget for Fiscal Year 2007.**

BACKGROUND: *(Presentation by Mayor Brian B. Olsen)* Administration of the adopted budget includes monitoring and amending the budget document from time to time. The budget process is a continuous effort to ensure that revenues are collected as projected and that expenses do not exceed appropriated funds. The City Council must approve any amendments which alter the total expenditures of a fund or increases the total number of FTE (Full Time Equivalents- employees).

**7:00 P.M. PUBLIC HEARING – General Plan Amendment**

- 16. ORDINANCE – Consideration and adoption of an ordinance amending the General Plan with regard to Eagle Mountain City’s Future Land Use and Transportation Corridor Map.**

BACKGROUND: *(Presentation by Peter Spencer)* This is an ordinance amending the City’s Future Land Use and Transportation Corridor Map. This map is part of the City’s General Plan. The proposed amendments focus mainly on amending and defining major and minor transportation corridors throughout the city.

**7:00 P.M. PUBLIC HEARING – Development Code Amendments**

- 17. ORDINANCE – Consideration and adoption of an ordinance amending the Development Code.**

BACKGROUND: *(Presentation by Peter Spencer)* The proposed amendments to the City’s Development Code include adding two Right-of-Way classifications, reducing the minimum radius for cul-de-sacs, and clarifying the minimum distance between a local street intersection and residential driveway.

**7:00 P.M. PUBLIC HEARING – Ranches Master Development Plan Amendment**

- 18. ORDINANCE – Consideration and adoption of an ordinance amending the Ranches Master Development Plan for the Northmoor/Southmoor rezone.**

BACKGROUND: *(Presentation by Peter Spencer)* This is an application from Ames Construction to amend The Ranches Master Development plan by adding three parcels of land totaling approximately 52.5 acres. These parcels, currently zoned Agricultural, are located between the existing Master Plan and the city of Saratoga Springs. This proposal will essentially rezone this land into two distinct land use pods of Residential Zoning. If approved, these Residential Zoning pods will allow the property to be developed into a maximum of 344 lots. It is proposed the Ranches Master Development Plan be amended by:

- o changing the density of one of the land use pods (R1 N25) within the existing plan and
- o adding land that is currently outside the current Master Plan to the existing Ranches Master Development.

**7:00 P.M. PUBLIC HEARING – Ranches Master Development Plan Amendment**

- 19. ORDINANCE – Consideration and adoption of an ordinance amending the Ranches Master Development Plan for the Horseshoe Station rezone.**

**BACKGROUND:** *(Presentation by Peter Spencer)* The proposed amendment consists of consolidating density in the ‘Horseshoe Station’ portions within the Master Development itself resulting in no change to the overall number of approved units. This amendment seeks to effectively rezone the land. The Ranches is located south of State Road 73 on both sides of Ranches Parkway.

**7:00 P.M. PUBLIC HEARING – CDBG Proposals**

**20. DISCUSSION – Consideration and review of CDBG Proposals for FY 2007.**

**BACKGROUND:** *(Presentation by Ifo Pili)* The Community Development Block Grant (CDBG) program is financed through the Housing and Urban Development agency. The primary purpose of the program is to provide funds to local governments to benefit low to moderate income residents within their jurisdiction. Eagle Mountain City competes against entities within the Mountainland Association of Governments jurisdictions for \$1.5 million dollars. This is the first of two required public hearings designed to receive input from residents on possible projects the City should consider sponsoring. The specifics of the requested project are as follows: The National Fire Code adopted by the State of Utah expressly conditions the installation of fire hydrants every 1000 ft in rural areas and every 450 ft in residential areas. At the present time, there are no fire hydrants on Lake Mountain Road (16,340 ft.) and the City is not in compliance. Additionally, the ISO rating, which is used by insurance companies to rate the risk of property loss to fire damage is at 9, while the rest of the city is rated at an average of 6. It is proposed an application be made to use CDBG funds to install at least 6 fire hydrants along Lake Mountain Road at an estimated cost of \$10,000-12,000 per hydrant. This project will not require matching funds.

**21. ORDINANCE – Consideration and adoption of an ordinance regulating the use of explosives within Eagle Mountain City.**

**BACKGROUND:** *(Presentation by Fire Chief Rand Andrus)* The City’s current explosive/blasting ordinance is outdated and refers to the Uniform Fire Code of 1997. The new ordinance is based on current information in the State adopted 2003 International Fire Code Section 3307 and will meet the guidelines when the newer 2006 IFC is adopted. Also the new ordinance will be current using the NFPA 495 standards.

**22. MOTION – Consideration and approval of the City Council Meeting schedule for 2007, and directing such notice to be published in the paper.**

**BACKGROUND:** *(Presentation by Gina Peterson)* Pursuant to UCA 52-4-6(1) an annual notice of the City Council meetings is to be published and posted. The tentative notice for 2007 will follow previous years with meetings *generally* held on the first and third Tuesday of each month.

**23. RESOLUTION – Consideration and adoption of a resolution establishing a Senior Advisory Council.**

BACKGROUND: *(Presentation by Mayor Brian B. Olsen)* Mayor Olsen feels establishment of a Senior Citizen Advisory Council to the City Council will provide information on issues of importance to Senior Citizens and recommendations for programs and facilities for Senior Citizens to the City Council. This resolution proposes to create a Senior Citizen Advisory Council comprised of five members, appointed by the Mayor, with the advice and consent of the City Council.

#### CITY COUNCIL BUSINESS

**This time is set aside for City Council comments on City business.**

#### COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

**24. Upcoming Agenda Items.**

**25. PRESS RELEASES / NEWS ARTICLES**

- **City Hall Secures 10,000 Acre Feet of Water for Eagle Mountain**
- **Utah City Says a National Polygamy Story Misses the Mark**

**26. MINUTES – Alpine School District – Architect Selection Committee Meeting – 9/21/2006.**

#### ADJOURNMENT

#### CERTIFICATE OF POSTING

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GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**October 17, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**PRESENTATION / DISCUSSION**

- 1. PRESENTATION – Corix Question & Answer, Doug Legge.**
- 2. PRESENTATION – PrimeVision Communications, LLC.**
- 3. PRESENTATION – Utah Geological Survey, Ground Water Monitoring Plan – Jerry Kinghorn.**
- 4. DISCUSSION – Job Posting and Hiring Procedures in Eagle Mountain City –** Two members of the City Council have requested discussion regarding procedures for job posting and hiring of new employees. Dialogue may include the requirement of jobs to be posted for at least two weeks prior to hiring; providing the City Council with a job description and pay scale; a list of applicants and their qualifications, as well as where funding for the position will come from.

**AGENDA REVIEW**

- 5. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE – COLOR GUARD, Scout Troop #1038**

**ADJOURN TO A CLOSED EXECUTIVE SESSION**

The City Council will recess into a closed executive session for the purpose of discussing security  
- Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

**MAYOR’S ITEMS**

- 6. BOARD APPOINTMENTS – Cemetery Advisory Board – 1 appointment (Planning Commission Liaison)**
- 7. GRANT ANNOUNCEMENT – Utah Citizen Corps Council**

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## **PUBLIC COMMENTS**

- 8. Time has been set aside for the public to express their ideas, concerns, and comments.**

## **CONSENT AGENDA**

**9. MINUTES**

- A. August 15, 2006 – Regular City Council Meeting
- B. September 5, 2006 – Regular City Council Meeting
- C. September 22, 2006 – Special City Council Meeting (Verbatim)
- D. September 25, 2006 – Special City Council Meeting (Verbatim)

**10. FINAL PLAT – Valley View North – Plat A**

**11. SITE PLAN – Lone Tree LDS Church**

**12. REPLACEMENT BOND LETTER – Ruby Valley – Sage Communities**

**13. FINAL BOND RELEASES**

- A. Lone Tree – Plat A
- B. Lone Tree – Plat C

## **SCHEDULED ITEMS**

**7:00 P.M. PUBLIC HEARING – Street Name Changes**

- 14. ORDINANCE – Consideration and adoption of an ordinance amending subdivision plats for a street name change.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) Street name duplications have contributed to confusion in times of emergency and staff feels it is in the best interest of the community to make changes as necessary. The decision on which street name to change was based primarily on the number of existing residents who would be affected, and to a lesser extent the age of the street, giving preference to older streets. A public hearing must be held to amend the street names on the subdivision plats. Specifically the following streets are proposed to be renamed:

- **Falcon Way** in the Highlands on the Green (formerly known as Anthem on the Green) – Phase 2 Subdivision Plat changed to *Spy Glass Drive* (conflicts with Falcon Way in Eagle Park)
- **Harvest Road** in the Eagle Point Public Access Plat changed to *Bountiful Lane* (conflicts with Harvest Lane in Meadow Ranch)
- **Ball Street** in the EaglePark – Phase I Subdivision Plat changed to *Bobby Wren Boulevard*

**7:00 P.M. PUBLIC HEARING – Impact Fee Analysis**

- 15. ORDINANCE – Consideration and approval of an amendment to the Impact Fee Economic Analysis and Impact Fee Ordinance for Eagle Mountain City.**

BACKGROUND: (*Presentation by Chris Trusty*) The current Capital Facilities Plan recognizes the need for the expansion of the current wastewater treatment facility in the South Service Area. This update details the type of treatment to be used, and determines the impact fee needed to pay for these costs.

**16. UPDATE - Ongoing Sewer/Water Updates at each Council Meeting**

BACKGROUND: *(Presentation by Michael S. Wren)* Eagle Mountain is in the process of engineering, financing, and constructing a \$6 million-plus capital sewer treatment project. As the process is both financially impacting and vital to the growth of Eagle Mountain, a regular review, associated reports, and ongoing discussion will aid the Council and community in staying abreast of the project and any changing developments. Ideally, ongoing reports from staff will contain information such as graphed influent weekly average flows, capacity comments and concerns, effluent and storage pond levels, culinary dilution quantities, engineering updates, financial discussions detailing bond repayment options, and other similar details. As the project moves into the construction phase, staff will expand their reports to include and provide Council with construction updates and progress reports.

**17. 7:00 P.M. PUBLIC HEARING – South Service Area Wastewater Treatment Plant Facilities Expansion.**

BACKGROUND: *(Presentation by Jerry Kinghorn and Darrell Dixon, Stantec)* The proposed Facilities Plan for expansion of the wastewater treatment plant for the South Service Area of Eagle Mountain City will be presented. The City has applied to the Utah Water Quality Board for financial assistance for the construction of the proposed facility. Security for the loan will be provided through the sale of “non-voted” revenue bonds to the Water Quality Board. The bonds will be issued for a total of \$6,665,000.00 which will be repaid to the Water Quality Board over a period of 20 years at one percent (1%) interest. Payments will be made from the net revenues of the wastewater system. It is the policy of the Water Quality Board to provide a 30 day period for public comment prior to the purchase of any non-voted revenue bonds. The City and the Board wish to solicit either favorable or unfavorable comments of the users of the proposed system.

**18. MOTION – Discussion on the Walden Park Proposal/Bid and Consideration and authorization to direct City Staff to bid for other park projects.**

BACKGROUND: *(Presentation by Chris Trusty)* The open space requirements for the Pioneer Addition subdivision will be provided through improvements adjacent to Pioneer Park, and various trails and open spaces throughout the Pioneer Addition Subdivision. It specifically does not include Walden Park. However, the Master Development Plan does require “regional parks located as proposed by Eagle Mountain Properties shall be dedicated with the necessary water rights, irrigation system and lawn landscaping... without payment of compensation by the Town... The first phase of each park shall be improved...consisting of a soccer field and typical baseball or softball diamond.” There are specific time frames for the Pony Express and Detention Basin Parks. It is not clear if Walden Park is included in this requirement. If it is, the city is not receiving donations above and beyond what is currently required, and should reevaluate the award of bid.

**19. MOTION – Determination of whether to dispose or not to dispose of City-owned property located behind Melinda Nilsson’s property in Eagle Point subdivision.**

BACKGROUND: (*Presentation by Peter Spencer*) The Planning Department has received a formal letter of application requesting that the City dispose of a portion of the open space behind Melinda Nilsson’s home in Eagle Point. This area is part of the recorded open space in the Eagle Point B Plat. This open space may be suitable for a future pedestrian trail, however the City has determined there is enough land still available for the trail to be built.

As of September 5, 2006, the City Council imposed a six-month suspension of accepting disposal applications. Because Ms. Nilsson’s application was submitted prior to the suspension being imposed, her application is ‘grandfathered’ in to be processed under the current Ordinance and its subsequent regulations.

The request has gone through the process for disposal including a recommendation of disposal from the Planning Commission on September 26, 2006 with the designation of “significant”. The City Council has final approval authority for this item. The Council will classify the land and make a decision as to its disposal. If the City Council also classifies the property as *Significant*, a public hearing will be required for the City Council to take action on the disposal.

**20. RESOLUTION – Consideration and Adoption of a Resolution amending the provisions of the Cemetery Advisory Board.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) It is in the public interest to investigate the acquisition of land for and operation of a cemetery in Eagle Mountain City. Establishment of a Cemetery Advisory Board will allow research on relevant issues such as needed land, location, recommended design and maintenance guidelines and a recommendation for action to the City Council. This Resolution will amend the board from seven members to five members.

CITY COUNCIL BUSINESS

**This time is set aside for City Council comments on City business.**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 21. Upcoming Agenda Items.**
- 22. PRESS RELEASES / NEWS ARTICLES**
- 23. Fire Department Statistics – September 2006.**
- 24. Public Safety Statistics – September 2006.**
- 25. Financial Report – September 2006.**
- 26. Building Permits Report – September 2006.**
- 27. MEMO – Operational Schedule – August 29, 2006**
- 28. MEMO – Justice Court Revenue Analysis – July 11, 2006**
- 29. MEMO – Police Department Analysis – August 20, 2006**

- 30. COUNCIL FEEDBACK – Polycom Conference Phones for City Council Chambers.**
- 31. MINUTES – Council of Governments – August 3, 2006.**
- 32. NOTICE – MAG Transportation Open House – October 25, 2006.**
- 33. NOTICE – Authorization for Release of Funds – HUD Mid-Valley Park.**

### ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **12th** day of **October, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **12th** day of **October, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AMENDED AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING**

**October 17, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

*\*\*This meeting may be held telephonically in order for a councilmember to participate\*\**

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**PRESENTATION / DISCUSSION**

- 1. PRESENTATION – Corix Question & Answer, Doug Legge.**
- 2. PRESENTATION – PrimeVision Communications, LLC.**
- 3. PRESENTATION – Utah Geological Survey, Ground Water Monitoring Plan – Jerry Kinghorn.**
- 4. DISCUSSION – Job Posting and Hiring Procedures in Eagle Mountain City –** Two members of the City Council have requested discussion regarding procedures for job posting and hiring of new employees. Dialogue may include the requirement of jobs to be posted for at least two weeks prior to hiring; providing the City Council with a job description and pay scale; a list of applicants and their qualifications, as well as where funding for the position will come from.

**AGENDA REVIEW**

- 5. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE – COLOR GUARD, Scout Troop #1038

**ADJOURN TO A CLOSED EXECUTIVE SESSION**

The City Council will recess into a closed executive session for the purpose of discussing security - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

**MAYOR’S ITEMS**

- 6 BOARD APPOINTMENTS – Cemetery Advisory Board – 1 appointment (Planning Commission Liaison)**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.  
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,  
please call the City Recorder’s Office at least 3 working days prior to the meeting at 789-6610**

**7. GRANT ANNOUNCEMENT – Utah Citizen Corps Council**

PUBLIC COMMENTS

**8. Time has been set aside for the public to express their ideas, concerns, and comments.**

CONSENT AGENDA

**9. MINUTES**

- A. August 15, 2006 – Regular City Council Meeting
- B. September 5, 2006 – Regular City Council Meeting
- C. September 22, 2006 – Special City Council Meeting (Verbatim)
- D. September 25, 2006 – Special City Council Meeting (Verbatim)

**10. FINAL PLAT – Valley View North – Plat A**

**11. SITE PLAN – Lone Tree LDS Church**

**12. REPLACEMENT BOND LETTER – Ruby Valley – Sage Communities**

**13. FINAL BOND RELEASES**

- A. Lone Tree – Plat A
- B. Lone Tree – Plat C

SCHEDULED ITEMS

**7:00 P.M. PUBLIC HEARING – Street Name Changes**

**14. ORDINANCE – Consideration and adoption of an ordinance amending subdivision plats for a street name change.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) Street name duplications have contributed to confusion in times of emergency and staff feels it is in the best interest of the community to make changes as necessary. The decision on which street name to change was based primarily on the number of existing residents who would be affected, and to a lesser extent the age of the street, giving preference to older streets. A public hearing must be held to amend the street names on the subdivision plats. Specifically the following streets are proposed to be renamed:

- **Falcon Way** in the Highlands on the Green (formerly known as Anthem on the Green) – Phase 2 Subdivision Plat changed to *Spy Glass Drive* (conflicts with Falcon Way in Eagle Park)
- **Harvest Road** in the Eagle Point Public Access Plat changed to *Bountiful Lane* (conflicts with Harvest Lane in Meadow Ranch)
- **Ball Street** in the EaglePark – Phase I Subdivision Plat changed to *Bobby Wren Boulevard*

**7:00 P.M. PUBLIC HEARING – Impact Fee Analysis**

**15. ORDINANCE – Consideration and approval of an amendment to the Impact Fee Economic Analysis and Impact Fee Ordinance for Eagle Mountain City.**

BACKGROUND: *(Presentation by Chris Trusty)* The current Capital Facilities Plan recognizes the need for the expansion of the current wastewater treatment facility in the South Service Area. This update details the type of treatment to be used, and determines the impact fee needed to pay for these costs.

**16. UPDATE - Ongoing Sewer/Water Updates at each Council Meeting**

BACKGROUND: *(Presentation by Michael S. Wren)* Eagle Mountain is in the process of engineering, financing, and constructing a \$6 million-plus capital sewer treatment project. As the process is both financially impacting and vital to the growth of Eagle Mountain, a regular review, associated reports, and ongoing discussion will aid the Council and community in staying abreast of the project and any changing developments. Ideally, ongoing reports from staff will contain information such as graphed influent weekly average flows, capacity comments and concerns, effluent and storage pond levels, culinary dilution quantities, engineering updates, financial discussions detailing bond repayment options, and other similar details. As the project moves into the construction phase, staff will expand their reports to include and provide Council with construction updates and progress reports.

**17. 7:00 P.M. PUBLIC HEARING – South Service Area Wastewater Treatment Plant Facilities Expansion.**

BACKGROUND: *(Presentation by Jerry Kinghorn and Darrell Dixon, Stantec)* The proposed Facilities Plan for expansion of the wastewater treatment plant for the South Service Area of Eagle Mountain City will be presented. The City has applied to the Utah Water Quality Board for financial assistance for the construction of the proposed facility. Security for the loan will be provided through the sale of “non-voted” revenue bonds to the Water Quality Board. The bonds will be issued for a total of \$6,665,000.00 which will be repaid to the Water Quality Board over a period of 20 years at one percent (1%) interest. Payments will be made from the net revenues of the wastewater system. It is the policy of the Water Quality Board to provide a 30 day period for public comment prior to the purchase of any non-voted revenue bonds. The City and the Board wish to solicit either favorable or unfavorable comments of the users of the proposed system.

**18. MOTION – Consideration and approval of the Walden Park Proposal/Bid and consideration and authorization to direct City Staff to bid for other park projects.**

BACKGROUND: *(Presentation by Chris Trusty)* The open space requirements for the Pioneer Addition subdivision will be provided through improvements adjacent to Pioneer Park, and various trails and open spaces throughout the Pioneer Addition Subdivision. It specifically does not include Walden Park. However, the Master Development Plan does require “regional parks located as proposed by Eagle Mountain Properties shall be dedicated with the necessary water rights, irrigation system and lawn landscaping... without payment of compensation by the Town... The first phase of each park shall be improved...consisting of a soccer field and typical baseball or softball diamond.” There are specific time frames for the Pony Express and Detention Basin Parks. It is not clear if Walden Park is included in this requirement. If it is, the city is not receiving donations above and beyond what is currently required, and should reevaluate the award of bid.

**19. MOTION – Determination of whether to dispose or not to dispose of City-owned property located behind Melinda Nilsson’s property in Eagle Point subdivision.**

BACKGROUND: (*Presentation by Peter Spencer*) The Planning Department has received a formal letter of application requesting that the City dispose of a portion of the open space behind Melinda Nilsson’s home in Eagle Point. This area is part of the recorded open space in the Eagle Point B Plat. This open space may be suitable for a future pedestrian trail, however the City has determined there is enough land still available for the trail to be built.

As of September 5, 2006, the City Council imposed a six-month suspension of accepting disposal applications. Because Ms. Nilsson’s application was submitted prior to the suspension being imposed, her application is ‘grandfathered’ in to be processed under the current Ordinance and its subsequent regulations.

The request has gone through the process for disposal including a recommendation of disposal from the Planning Commission on September 26, 2006 with the designation of “significant”. The City Council has final approval authority for this item. The Council will classify the land and make a decision as to its disposal. If the City Council also classifies the property as *Significant*, a public hearing will be required for the City Council to take action on the disposal.

**20. RESOLUTION – Consideration and Adoption of a Resolution amending the provisions of the Cemetery Advisory Board.**

BACKGROUND: (*Presentation by Jerry Kinghorn*) It is in the public interest to investigate the acquisition of land for and operation of a cemetery in Eagle Mountain City. Establishment of a Cemetery Advisory Board will allow research on relevant issues such as needed land, location, recommended design and maintenance guidelines and a recommendation for action to the City Council. This Resolution will amend the board from seven members to five members.

CITY COUNCIL BUSINESS

**This time is set aside for City Council comments on City business.**

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 21. Upcoming Agenda Items.**
- 22. PRESS RELEASES / NEWS ARTICLES**
- 23. Fire Department Statistics – September 2006.**
- 24. Public Safety Statistics – September 2006.**
- 25. Financial Report – September 2006.**
- 26. Building Permits Report – September 2006.**
- 27. MEMO – Operational Schedule – August 29, 2006**
- 28. MEMO – Justice Court Revenue Analysis – July 11, 2006**
- 29. MEMO – Police Department Analysis – August 20, 2006**

- 30. COUNCIL FEEDBACK – Polycom Conference Phones for City Council Chambers.**
- 31. MINUTES – Council of Governments – August 3, 2006.**
- 32. NOTICE – MAG Transportation Open House – October 25, 2006.**
- 33. NOTICE – Authorization for Release of Funds – HUD Mid-Valley Park.**

### ADJOURNMENT

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GINA PETERSON, City Recorder

AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
**October 20, 2006**  
**6:30 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**6:30 P.M. EMERGENCY SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will recess into a closed executive session for the purpose of discussing a pending criminal investigation regarding a city employee - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

ANY ACTION FROM CLOSED SESSION IF NECESSARY

ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **20th** day of **October, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located near the Eagle Mountain City Fire Station at 1680 E. Heritage Drive; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **20th** day of **October, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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**please call the City Recorder's Office at least 3 working days prior to the meeting at 789-6610**

AMENDED AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
October 20, 2006

**6:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**6:00 P.M. EMERGENCY SPECIAL SESSION – CITY COUNCIL CHAMBERS**

**ADJOURN TO A CLOSED EXECUTIVE SESSION**

The City Council will recess into a closed executive session for the purpose of discussing a pending criminal investigation - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

**ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in three public places within Eagle Mountain City limits on this **20th** day of **October, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **20th** day of **October, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING**  
**October 21, 2006**  
**8:30 a.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**8:30 A.M. EMERGENCY SPECIAL SESSION – CITY COUNCIL CHAMBERS**

**1. APPOINTMENT – Consideration and appointment of Mayor Pro Tempore for Eagle Mountain City.**

BACKGROUND: The City Council will appoint a Mayor Pro Tempore.

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in three public places within Eagle Mountain City limits on this **20th** day of **October, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **20th** day of **October, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
October 24, 2006

7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

*\*\*This meeting may be held telephonically in order for a Councilmember to participate\*\**

**7:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**SCHEDULED ITEMS**

- 1. MOTION – Consideration and approval of Notice of Vacancy in the Office of the Mayor, setting a deadline for submitting statements of interest and setting meeting date and time for appointment to fill the vacancy in the Office of the Mayor.**

BACKGROUND: The resignation of Mayor Brian B. Olsen was effective October 20, 2006 at 3:05 p.m. This item will outline the process for filling the mayoral vacancy according to State statute which includes a 14-day newspaper notice. It is proposed the City Council schedule the appointment for the November 21, 2006 City Council meeting.

**ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **23rd** day of **October, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located near the Eagle Mountain City Fire Station at 1680 E. Heritage Drive; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **23rd** day of **October, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING**  
**November 2, 2006**  
**7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**7:00 P.M. EMERGENCY SPECIAL SESSION – CITY COUNCIL CHAMBERS**

**1. DISCUSSION – Staff Concerns.**

BACKGROUND: The City Council will listen to staff concerns regarding city business.

**2. APPOINTMENT – Consideration and appointment of Mayor Pro Tempore for Eagle Mountain City.**

BACKGROUND: The City Council will appoint a Mayor Pro Tempore.

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in three public places within Eagle Mountain City limits on this **2nd** day of **November, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **2nd** day of **November, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
November 8, 2006  
7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

*\*\*This meeting may be held telephonically in order for a Councilmember to participate\*\**

**7:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**SCHEDULED ITEMS**

**ADJOURN TO A CLOSED EXECUTIVE SESSION – Personnel**

The City Council will recess into a closed executive session for the purpose of discussing personnel issues - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

**ANY ACTION FROM CLOSED SESSION IF NECESSARY**

**1. APPOINTMENT – Consideration and appointment of Mayor Pro Tempore for Eagle Mountain City.**

BACKGROUND: The City Council may appoint a Mayor Pro Tempore.

**ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **6th** day of **November, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located near the Eagle Mountain City Fire Station at 1680 E. Heritage Drive; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **6th** day of **November, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

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**AGENDA**  
**EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING**  
**November 14 2006**

**7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**7:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

**INTERVIEWS**

- 1. INTERVIEWS – Question and Answer Interview Session with Applicants for the position of Interim Mayor for Eagle Mountain City.**

BACKGROUND: Beginning with the first interview at 7:15, the City Council will interview each of the applicants for the interim mayor position. Interviews are scheduled 15 minutes apart.

**PUBLIC COMMENTS**

- 2. Time has been set aside for the public to express their ideas, concerns, and comments.**

**SCHEDULED ITEMS**

- 3. MOTION – Consideration and selection of a candidate to serve the partial unexpired term created by the resignation of Mayor Brian B. Olsen.**

BACKGROUND: The resignation of Mayor Brian B. Olsen was effective October 20, 2006 at 3:05 p.m. A Notice of Vacancy was published in the Daily Herald which set a deadline for submitting statements of interest as well as a meeting date and time to fill the vacancy. The deadline to submit statements of interest is November 9, 2006 at 5:00 p.m. The person appointed to the office of Mayor will serve until January 2, 2008 at noon.

**7:00 P.M. PUBLIC HEARING – FY2007 Budget Amendments**

- 4. ORDINANCE – Consideration and adoption of an ordinance amending the budget for Fiscal Year 2007.**

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BACKGROUND: *(Presentation by Various Staff)* Administration of the adopted budget includes monitoring and amending the budget document from time to time. The budget process is a continuous effort to ensure that revenues are collected as projected and that expenses do not exceed appropriated funds. The purpose of the public hearing is to receive public comments concerning FY 2007 Budget Amendments. The proposed amendments include additions to fire department equipment/grants; additional building permit personnel; increasing the budget for grounds & maintenance; and changes to the departmental budget definitions, including changing references of Chief of Staff to City Administrator.

**5. OATH OF OFFICE – Administration of the Oath of Office for the new Mayor of Eagle Mountain City.**

ADJOURN TO A CLOSED EXECUTIVE SESSION – Personnel

The City Council will recess into a closed executive session for the purpose of discussing personnel issues - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **9th** day of **November, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located near the Eagle Mountain City Fire Station at 1680 E. Heritage Drive; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **9th** day of **November, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**November 21, 2006**

**Work Session at 4:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**PRESENTATION**

- 1. PRESENTATION – Economic Development - Ifo Pili, Management Analyst & The Economic Development Corporation of Utah.**

**AGENDA REVIEW**

- 2. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INFORMATION ITEMS**

**PUBLIC COMMENTS**

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.**

**CITY COUNCIL/MAYOR ITEMS**

- 4. Time has been set aside for the City Council & Mayor to make comments. Comments are limited to three minutes each.**

**CONSENT AGENDA**

**5. MINUTES**

- A. August 15, 2006 – Regular City Council Meeting**

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- B. September 5, 2006 – Regular City Council Meeting
- C. September 19, 2006 – Regular City Council Meeting
- D. October 20, 2006 – Special City Council Meeting
- E. November 8, 2006 – Special City Council Meeting

**6. DEVELOPMENT AGREEMENTS**

A Development Agreement is the formal acceptance by both City and Developer of all rights and obligations associated with and related to the development of a previously approved subdivision. All planning, engineering, and construction items are required to be approved in phases through the subdivision process and documented in final form in the agreement and are not up for negotiation in the Development Agreement. The Development Agreement is drafted and reviewed to assure that all prior agreed standards, approvals, costs, conditions and special requirements and notices to the public are defined in writing and in the map of the project. The City will approve Development Agreements on the consent agenda if a final plat has already been approved. The agreements for approval are as follows:

- A. Lone Tree – Plat D (McArthur Homes 07, LC)
- B. Lone Tree – Plat G (KHM Lone Tree, LC)

**7. FINAL PLAT – Valley View North – Plat B**

SCHEDULED ITEMS

**8. ORDINANCE – Consideration and adoption of an ordinance establishing burn permits.**

BACKGROUND: *(Presentation by Chief Rand Andrus)* The Fire Department has received many calls requesting burn permits. Currently the City operates under the County burn regulations. The Utah County Fire Marshal opened the month of April for open burning and the City's previous ordinance only acknowledged those approved dates. This ordinance does not define a specific date to burn but does require approval of the Fire Department. Dispatch will need to be notified and the burn index must allow it to take place. The Fire Department will inspect those areas that are asking for a burn permit. The fee will remain the same as what is in the current fee schedule. According to State statute some burning is not required to have a permit as described in the ordinance. However those doing the burning shall still contact the Fire Department, dispatch and the burn index prior to burning. They also must have the fire out at dark as is written in the new ordinance.

**9. MOTION – Consideration and approval of an amendment to the IHC Affiliation Agreement.**

BACKGROUND: *(Presentation by Chief Rand Andrus)* IHC allows the City's medical personnel to train in the Emergency Room at American Fork Hospital. This amendment clarifies some immunization requirements that need to be updated.

**10. RESOLUTION – Consideration and approval of a Resolution Amending the Consolidated Fee Schedule with regard to Temporary Power and Electric and Gas Connection Fees.**

BACKGROUND: *(Presentation by Adam Ferre, Peter Spencer, and Chief Andrus)* The Consolidated Fee Schedule will be amended to update fees with regard to Gas and Electric Connection, Temporary Power, TSSD Connection Fee, Construction Water Fees and Hydrant Rentals, Map Fees from the Planning Department and Ambulance Fees.

**11. ORDINANCE – Consideration and approval of an ordinance adopting the Eagle Mountain City Revised Construction Standards and Specifications.**

BACKGROUND: *(Presentation by Adam Ferre)* With the change to the temporary meter costs in the Consolidated Fee Schedule, Section 14.070 of the Construction Standards needs to be updated. Since temporary power will no longer be metered, reference to metering in the Construction Standards will be removed, with a new requirement for contractors as follows: “All temporary services will have a City approved electric meter cover jumper and ring supplied by the contractor.”

**12. ORDINANCE – Consideration and approval of an ordinance adopting Amendment Number One to the First Supplemental Assessment Ordinance for Special Assessment District 2000-1, Amending and Restating the Assessment List of the First Supplemental Assessment Ordinance and Reaffirming all other Provisions of the First Supplemental Assessment Ordinance**

**ORDINANCE – Consideration and approval of an ordinance adopting Amendment Number Two to the Second Supplemental Assessment Ordinance for Special Assessment District 98-1, Amending and Restating the Assessment List of the Second Supplemental Assessment Ordinance and Reaffirming all Other Provisions of the Second Supplemental Assessment Ordinance.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* It is in the public interest to amend and update the 2000-1 and 98-1 assessment lists. The amended list restates the correct assessment on each parcel of land and is just and equitable. As assessments on parcels are paid to the city the parcel is removed from the assessment list. The amended list reflects only those parcels of land with an outstanding assessment.

CITY COUNCIL / MAYOR’S BUSINESS

This time is set aside for City Council and Mayor’s comments on City business.

COMMUNICATION ITEMS

These items are for information purposes only and **do not** require action or discussion by the City Council.

- 13. Upcoming Agenda Items.**
- 14. Fire Department Statistics – October 2006.**
- 15. Public Safety Department Statistics – October 2006.**

## 16. Financial Report – October 2006.

### ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **16th** day of **November, 2006**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT. On this **16th** day of **November, 2006** the above agenda notice was sent by facsimile and/or email to New Utah located in American Fork, UT; and local newspapers located in Eagle Mountain and Saratoga Springs, UT.

GINA PETERSON, City Recorder

**AGENDA**  
**EAGLE MOUNTAIN CITY COUNCIL MEETING**

**December 5, 2006**

**Work Session at 5:00 p.m. - Policy Session at 7:00 p.m.**

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mtn, Utah 84005

**5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS**

**PRESENTATION**

- 1. DISCUSSION – PrimeVision Cable Franchise Agreement – Jerry Kinghorn, City Attorney.**

**AGENDA REVIEW**

- 2. The City Council will review items on the Consent Agenda and Policy Session Agenda.**

**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INFORMATION ITEMS / UPCOMING EVENTS**

**PUBLIC COMMENTS**

- 3. Time has been set aside for the public to express their ideas, concerns, and comments.**

**CITY COUNCIL/MAYOR ITEMS**

- 4. Time has been set aside for the City Council & Mayor to make comments. Comments are limited to three minutes each.**

**CONSENT AGENDA**

- 5. MINUTES**

A. August 15, 2006 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
**If you need a special accommodation to participate in the City Council Meetings and Work Sessions,**  
**please call the City Recorder's Office at least 3 working days prior to the meeting at 789-6610**

**6. REVISED BOND LETTER (amendment to Development Agreement)**

A. Willow Springs – Phase IV (Summit Development)

**7. FINAL BOND RELEASES**

A. Valley View South – Plat A

B. Valley View South – Plat B

C. Spring Valley

D. O’Fallons Bluff – Plat A

E. Jacobs Well – Plat A

**SCHEDULED ITEMS**

**8. ORDINANCE – Consideration and adoption of an ordinance establishing procedures for the Assignment and Banking of Water Rights with Eagle Mountain City.**

BACKGROUND: *(Presentation by Jerry Kinghorn)* The Water Banking Ordinance is before the City Council for final review and adoption. The Ordinance documents the transaction requirements, circumstances, and precautions under which the City will accept transfers of water rights to the City for use by a landowner or developer in a future project. Since 1998, the City has allowed water to be transferred to it and water banking records have been maintained for the various water rights transferred to the City for use meeting the City water right requirements.

Adopting the Ordinance will formalize the requirements for water banking, provide for cost reimbursement to the City, and sanctions for failure to reimburse the City for filing fees and related title verification services and provide a basis for protecting the City when banked water allocations are taken as collateral with land for development loans.

**9. MOTION – Consideration and certification of the Hindley Annexation Petition.**

BACKGROUND: *(Presentation by Gina Peterson)* On November 20, 2006 a petition was submitted to annex approximately 305 acres west of North Ranch and north of S.R. 73. The property is within the annexation policy declaration for Eagle Mountain City and is contiguous to the boundaries of the city.

The petition has been submitted to the Utah County Surveyor’s Office for review and compliance with Utah Code. The first action for the City Council to take will be certification of the petition. This will begin the 30-day protest period after which the annexation can take place at a future City Council meeting. Protests on this annexation can only be made by governmental entities.

**10. MOTION – Consideration and approval of the *amended* City Council Meeting schedule for 2007, and directing such notice to be published in the paper.**

BACKGROUND: *(Presentation by Gina Peterson)* Pursuant to UCA 52-4-6(1) an annual notice of the City Council meetings is to be published and posted. The tentative notice for 2007 will follow previous years with meetings *generally* held on the first and third Tuesday of each month.

A notice was approved in October; however that notice indicated work sessions will start at 4 p.m. The schedule for 2007 will have work sessions starting at 4 p.m. or 5 p.m. depending on need and length of each agenda. This original notice had not yet been published so the \$100 noticing fee will not be duplicated.

CITY COUNCIL / MAYOR'S BUSINESS

**This time is set aside for City Council and Mayor's comments on City business.**

ADJOURN TO A CLOSED EXECUTIVE SESSION – Sale of Property

The City Council will recess into a closed executive session for the purpose of discussing sale of property - Pursuant to Section 52-4-205(1) of the Utah State Code Annotated.

COMMUNICATION ITEMS

**These items are for information purposes only and do not require action or discussion by the City Council.**

- 11. Upcoming Agenda Items.**
- 12. Fire Department Statistics – November 2006.**
- 13. Public Safety Department Statistics – November 2006.**
- 14. Financial Report – November 2006.**
- 15. DRAFT PROPOSAL – Revised Personnel Policies & Procedures Manual.**
- 16. MEMO – Proposed Capital Facilities Plan Update.**
- 17. LETTER – Stockton Eagle Project.**

ADJOURNMENT

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