

Eagle Mountain City Council Agendas 2005

Dates of City Council Meetings:

- January 4, 2005
- January 18, 2005
- February 1, 2005
- February 15, 2005
- February 18, 2005
- March 1, 2005
- March 15, 2005
- April 5, 2005
- April 19, 2005
- May 3, 2005
- May 17, 2005
- June 7, 2005
- June 21, 2005
- June 28, 2005
- July 5, 2005
- July 12, 2005
- July 19, 2005
- July 28, 2005
- August 2, 2005
- August 16, 2005
- September 6, 2005
- September 14, 2005
- September 20, 2005
- September 29, 2005
- October 7, 2005
- October 12, 2005
- October 18, 2005
- October 27, 2005
- November 1, 2005
- November 10-11, 2005
- November 12, 2005
- November 15, 2005
- December 6, 2005

AGENDA

EAGLE MOUNTAIN CITY COUNCIL TELEPHONIC MEETING

January 4, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.

1. Consent Agenda
2. Discussion regarding the Fiscal Year 2004 Audit – Gilbert & Stewart
3. Discussion concerning restructuring of the Gas & Electric Bonds – Laura Lewis – Bond Counsel, Lewis, Young, Robertson & Burningham
4. Discussion regarding Public Property Lease Agreement for placement of signage
5. Discussion concerning the appeal of preliminary plat approval for the Valley View subdivision
6. Items as outlined on the Policy Session
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

INTERMISSION

POLICY SESSION – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes
4. General Discussion/Questions/Announcements
5. Appointments
 - A. Planning Commission
6. City Council Business
 - A. City Council Assignments
 - B. Approval of 2005 meeting schedule
7. Public Notices
8. Public Comment
9. Council Comments
10. Staff Presentation of Fiscal Year 2004 Audit
11. Consideration and approval of an ordinance enacting a temporary emergency moratorium on kennel licenses
12. Consideration of the appeal of Tom & Marsha Worlton regarding a kennel permit.
13. Consideration and acceptance of a contract for professional services with Lee & Smith law firm
14. Public Hearing on a an amendment of the Ranches Master Development Plan
 - A. Open public hearing
 - B. Receive public comments
 - C. Close public hearing
15. Consideration and approval of the purchase of a second ambulance
16. Sole source selection for wastewater treatment head works upgrade
17. Resolution of appreciation to John Catmull
18. Consent agenda
 - A. Check register for December 2004
 - B. Contract change order

1. 2004 Eagle Mountain Boulevard, Sweetwater Road, and Ranches Parkway Improvements, (CO No. 1) Staker & Parson Companies
2. Eagle Mountain City Administration Building (CO No. 2) Terry Larsen Excavating
- C. Final bond release
 1. Nextel Cedar Pass Cell Site, Nextel
- D. Bond reduction
 1. Showdown at Eagle's Gate Plat A (PBR No. 4) Tall Maple Development
- E. Partial payment
 1. Eagle Mountain City Public Works Building (PP No. 6) Rimrock Construction
 2. Utility Administration Building (PP No. 4) Ellsworth Paulsen
19. Motion to recess in to a closed executive session for the purpose of discussing personnel issues, potential litigation and/or public safety
20. Motion to close the closed executive session and reconvene in to open session
21. Any actions from the closed executive session
22. Other business
23. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Gina Peterson (801) 789-5994, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

CERTIFICATE OF POSTING

The undersigned, duly appointed recorder or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 30th day of December 2004. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 30th day of December, 2004 was sent by facsimile or email to New Utah Lehi Free Press and Lake Mountain Interactive Newspapers.

GINA PETERSON
CITY RECORDER

AMENDED AGENDA EAGLE MOUNTAIN CITY COUNCIL TELEPHONIC MEETING

January 4, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.

1. Consent Agenda
2. Discussion regarding the Fiscal Year 2004 Audit – Gilbert & Stewart
3. Discussion concerning restructuring of the Gas & Electric Bonds – Laura Lewis – Bond Counsel, Lewis, Young, Robertson & Burningham
4. Discussion regarding Public Property Lease Agreement for placement of signage
5. Discussion concerning the appeal of preliminary plat approval for the Valley View subdivision
6. Items as outlined on the Policy Session
7. Other Business
8. Adjourn Work Session at 6:30 p.m.

INTERMISSION

POLICY SESSION – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes
4. General Discussion/Questions/Announcements
5. Appointments
 - A. Planning Commission
6. City Council Business
 - A. City Council Assignments
 - B. Approval of 2005 meeting schedule
7. Public Notices
8. Public Comment
9. Council Comments
10. Staff Presentation of Fiscal Year 2004 Audit
11. Consideration and approval of an ordinance enacting a temporary emergency moratorium on kennel licenses
12. Consideration of the appeal of Tom & Marsha Worlton regarding a kennel permit.
13. Consideration and acceptance of a contract for professional services with Lee & Smith law firm
14. Public Hearing on a an amendment of the Ranches Master Development Plan
 - A. Open public hearing
 - B. Receive public comments
 - C. Close public hearing
15. Consideration and approval of the purchase of a second ambulance
16. Sole source selection for wastewater treatment head works upgrade
17. Resolution of appreciation to John Catmull
18. Consent agenda
 - A. Check register for December 2004
 - B. Contract change order

1. 2004 Eagle Mountain Boulevard, Sweetwater Road, and Ranches Parkway Improvements, (CO No. 1) Staker & Parson Companies
2. Eagle Mountain City Administration Building (CO No. 2) Terry Larsen Excavating
- C. Final bond release
 1. Nextel Cedar Pass Cell Site, Nextel
- D. Bond reduction
 1. Showdown at Eagle's Gate Plat A (PBR No. 4) Tall Maple Development
- E. Partial payment
 1. Eagle Mountain City Public Works Building (PP No. 6) Rimrock Construction
 2. Utility Administration Building (PP No. 4) Ellsworth Paulsen
 3. 2004 Eagle Mountain Boulevard, Sweetwater Road, and Ranches Parkway Improvements, (PP No. 1) Staker & Parson Companies
19. Motion to recess in to a closed executive session for the purpose of discussing personnel issues, potential litigation and/or public safety
20. Motion to close the closed executive session and reconvene in to open session
21. Any actions from the closed executive session
22. Other business
23. Adjournment

In compliance with the American with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact Gina Peterson (801) 789-5994, giving at least 48 hours advance notice.

THE PUBLIC IS INVITED TO ATTEND ALL CITY COUNCIL MEETINGS

CERTIFICATE OF POSTING

The undersigned, duly appointed recorder or deputy recorder does hereby certify that the above notice and agenda was posted in four public places within Eagle Mountain City Limits on this 3rd day of January 2005. These public places being 1) Inside Bulletin Board at the City Offices, 1680 E. Heritage Dr., Eagle Mountain, Utah; 2) Outside Bulletin Board at the City Offices, Eagle Mountain, Utah; 3) Prairie Gate Office Building, 3688 E. Campus Dr., Eagle Mountain, Utah; & 4) Eagle Mountain Library, 1680 E. Heritage Dr., Eagle Mountain, Utah; And on this 3rd day of January, 2005 was sent by facsimile or email to New Utah Lchi Free Press and Lake Mountain Interactive Newspapers.

GINA PETERSON
CITY RECORDER

AGENDA EAGLE MOUNTAIN CITY COUNCIL MEETING

January 18, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

WORK SESSION - No Action or Minutes Taken – 4:00 to 6:30 p.m.

1. Consent Agenda
2. Items as outlined on the Policy Session
3. Review and interview of City Council [applicants](#) to fill the vacancy of Mark Madsen ([ranking sheet](#))
4. Other Business
5. Adjourn Work Session at 6:30 p.m.

INTERMISSION

POLICY SESSION – 7:00 p.m.

1. Roll Call
2. State of the City Address by Mayor Kelvin E. Bailey
3. Approval of Minutes
 - A. City Council Meeting – [December 7, 2004](#)
 - B. Special City Council Meeting – [December 23, 2004](#)
 - C. City Council Meeting – [January 4, 2005](#)
4. General Discussion/Announcements/Public Notices
5. Appointments
 - A. Selection and Appointment of Mayor Pro Tem
 - B. [Library Board](#)
6. Public Comment
7. Council Comments
8. Public Hearing – [FY 2005 Budget Amendment](#)
 - A. Staff Presentation
 - B. Open Public Hearing
 - C. Receive Public Comments
9. Public Hearing – [General Plan Amendment](#) regarding the proposed Talon Cove Annexation.
 - A. Staff Presentation
 - B. Open Public Hearing
 - C. Public Comment
10. Public Hearing – Consideration of an ordinance enacting Chapter 22 of the Development Code of Eagle Mountain City with respect to Animal Regulations, and miscellaneous text changes.
 - A. Staff Presentation
 - B. Open Public Hearing
 - C. Public Comment
11. Consideration and adoption of an Ordinance enacting [Chapter 22](#) of the Development Code of Eagle Mountain City with respect to Animal Regulations, and miscellaneous text changes. ([table](#)) ([staff report](#))
12. Selection and appointment of interim City Councilmember to fill the vacancy of Mark Madsen
13. Consideration and adoption of a [Resolution](#) adopting the National Incident Management System ([letter](#))
14. Consideration and adoption of [Resolution](#) amending the construction specifications for landscaping along arterial, major and collector roads.
15. Consideration of [Bid Award](#) for Landscaping at the Eagle Mountain City Administration Building
16. Consideration for approval of general services [agreement](#) for Epic Engineering ([red line agreement](#))

17. Consideration and approval of Utah Power & Light operation and maintenance [agreement](#)
18. Consideration and approval of a Resolution amending the Eagle Mountain [Consolidated Fee Schedule](#) for the purpose of clarifying a fee for business license class fees and amending master plan development fees.
19. Consideration and approval of Amendment 1 to the Second Supplemental Assessment [Ordinance](#) for Special Assessment District 98-1, amending and restating the [assessment list](#) and reaffirming all other provisions of the second supplemental assessment ordinance
20. Final Plat Approval
 - A. [Hidden Canyon – Phase I \(Plat\) \(Plat\) \(Picture1\) \(Picture2\) \(Picture3\) \(Picture4\) \(Picture5\) \(Picture6\) \(Picture7\) \(Picture8\) \(Picture9\)](#)
 - B. [Spring Valley – Plat B \(Plat\) \(Plat\) \(Front\) \(Rear\)](#)
21. [Development Agreement](#)
 - A. [Eagle's Gate Subdivision LDS Church \(Bond letter\) \(Plat\) \(Site Plan\)](#)
22. Consent agenda
 - A. Contract change order
 1. [2004 Eagle Mountain Boulevard, Sweetwater Road, and Ranches Parkway Improvements, \(CO No. 2\) Staker & Parson Companies](#)
 - B. Final payment
 1. [Maintenance Shop – Final Payment – Rimrock Construction](#)
 - C. Bond reduction
 1. [Silver Lake Plat 1A \(PBR No. 1\) Development Associates](#)
 - D. Partial payment
 1. [City Administration Building \(PP No. 5\) Ellsworth Paulsen](#)
 2. [City Administration Building \(PP No. 3\) Terry Larsen Excavating](#)
23. Motion to recess in to a closed executive session for the purpose of discussing personnel issues, potential litigation and/or public safety
24. Motion to close the closed executive session and reconvene in to open session
25. Any actions from the closed executive session
26. Other business
27. Adjournment

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 Study Sessions,
please call the City Recorder's Office (789-5994) at least 3 working days prior to the meeting.

This agenda is also available on the City's Internet webpage at www.emcity.org

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 ** of January, **2005**. These public places being:

- 1) Bulletin board located inside City offices, 1680 E. Heritage Dr., Eagle Mtn., UT; 2) Bulletin board outside attached to City office building, 1680 E. Heritage Dr., Eagle Mtn., UT; 3) Bulletin board located in the Eagle Mountain City Library, 1680 E. Heritage Dr., Eagle Mtn., UT; and 4) Bulletin board located inside the Prairie Gate Professional office building, 3688 E. Campus Dr., Eagle Mtn., UT.

On this ** day of January, **2004** 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 1, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

AGENDA REVIEW

1. The City Council will review the items on the consent agenda and policy session agenda.

DISCUSSION ITEMS

2. Restructuring of the Gas & Electric Bonds – Laura Lewis – Lewis, Young, Robertson & Burningham.
3. Sign Ordinance

CITY COUNCIL - NEW BUSINESS

4. This is an opportunity for members of the City Council to raise issues of information or concern.

ADJOURNMENT OF WORK SESSION

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

5. MINUTES of City Council Meeting – November 16, 2004
6. MINUTES of City Council Meeting – January 18, 2005

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

MAYOR'S REPORT / CITY COUNCIL ITEMS

- 7. UPCOMING EVENTS**
- 8. UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
- 9. APPOINTMENTS**
Planning Commission – 2 vacancies
- 10. PRESENTATION OF RAD WOMEN GRADUATING CLASS**
- 11. COUNCIL COMMENTS**

CITY ADMINISTRATOR INFORMATION ITEMS

- 12. This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.**

PUBLIC COMMENTS

- 13. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)***

SCHEDULED ITEMS

CONTINUED PUBLIC HEARING

- 14. ORDINANCE – Consideration and adoption of an amendment to the Fiscal Year 2005 Budget.**

BACKGROUND: This public hearing was continued from the January 18, 2005 City Council meeting. At the end of each fiscal year, the City opens the budget to make some final adjustments. Occasionally, however, it is necessary to open the budget mid-year to make important adjustments in both revenues and expenses. The Mayor and staff are proposing opening up the budget at this time given the number of changes needed.

CONTINUED PUBLIC HEARING

- 15. ORDINANCE – Consideration and adoption of an ordinance amending the Ranches Master Development Plan.**

BACKGROUND: This public hearing was continued from the January 18, 2005 City Council meeting. On November 18, 2004, The Ranches submitted a Master Development Plan amendment. The proposed amendments are essentially density reallocation and open space amendments.

The Planning Commission conducted a public hearing on this application on December 14, 2004 and recommended approval based upon conditions.

TALON COVE ANNEXATION

- 16. ORDINANCE – Consideration and adoption of an ordinance annexing certain real property for agricultural use; and approval of Amended Articles of Incorporation to enlarge the boundary of Eagle Mountain City to include the property annexed concurrently with the approval of the Amended Articles of Incorporation; and authorizing the Mayor to execute the required statutory notice**

BACKGROUND: On October 7, 2004 the City received a petition to annex 527.44 acres known as the Talon Cove Annexation. The petition was certified as being complete on December 7, 2004 and a notice beginning the protest period was authorized on December 24, 2004 and mailed to surrounding/affected entities. The protest period for the annexation expired on January 24, 2005. No protests have been received by the City.

- 17. ORDINANCE – Consideration and adoption of an ordinance amending the Eagle Mountain City General Plan regarding future land use designations for the Talon Cove property.**

BACKGROUND: The City Council held a public hearing regarding this item on January 18, 2005. The public hearing was closed at that time.

According to state statute whenever new land is annexed into the City it must be designated for a specific land use category and be added to the City's Future Land Use and Transportation Corridor Plan Map of the General Plan. This is not a zoning designation; rather it is a classification of the type of land uses that would be most likely to occur on those parcels in the future.

- 18. FINAL PLAT APPROVAL – Lone Tree – Plat B**

BACKGROUND: The applicant has changed the phase line of the previously approved final plat for Phase B of the Lone Tree Subdivision. The total acreage of Plat B is 12.33 acres and contains 43 single-family lots plus a 1.5 acre park. The average lot size is 7,790 sq. ft. The minimum lot size is 6,250 sq. ft. and the maximum is 17,855.

On September 21, 2004 the Planning Commission reviewed and approved the Final Plat subject to conditions.

- 19. FINAL PLAT APPROVAL – Pioneer Addition – Phase II**

BACKGROUND: On November 16, 2004, the City Council reviewed the Pioneer Addition, Phase 3 plat. During this review (and during the Planning Commission's review) there was some discussion regarding the construction of a trail on the west side adjacent to the Townhomes. The City Council required that the trail be constructed on the west; the City Council also recommended that a trail on the east side be eliminated. The elimination of this trail required that the Planning Commission re-conduct a public hearing and take action (which occurred on January 25, 2005). The only change to the plat is redrawing the back property lines of lots 69-74 for Pioneer Addition Phase 2 and lots 75- 84 for Pioneer Addition Phase 3. There have been no changes to the construction drawings.

20. FINAL PLAT APPROVAL – Pioneer Addition – Phase III

BACKGROUND: On November 16, 2004, the City Council reviewed the Pioneer Addition, Phase 3 plat. During this review (and during the Planning Commission's review) there was some discussion regarding the construction of a trail on the west side adjacent to the Townhomes. The City Council required that the trail be constructed on the west; the City Council also recommended that a trail on the east side be eliminated. The elimination of this trail required that the Planning Commission re-conduct a public hearing and take action (which occurred on January 25, 2005). The only change to the plat is redrawing the back property lines of lots 69-74 for Pioneer Addition Phase 2 and lots 75- 84 for Pioneer Addition Phase 3. There have been no changes to the construction drawings.

21. AGREEMENT – Consideration for approval of a general services agreement with Sunrise Engineering.

CONSENT ITEMS

22. BOND REDUCTION

- A. Pioneer Addition Phase II – Eagle Mountain Properties
- B. Pioneer Addition Phase III – Eagle Mountain Properties

23. PARTIAL BOND RELEASE

- A. Silver Lake Village Plat 1B – Development Associates
- B. Pony Express Parkway – Development Associates

24. WARRANTY BOND RELEASE – Smith Ranch Road – Plat B

OTHER BUSINESS

COMMUNICATION ITEMS

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

25. Planning Commission Report – January 26, 2005

26. Public Comment Follow-up – Bobby Colson

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 **January, 2005**. 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 28th day of **January, 2005** 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 15, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

AGENDA REVIEW

- 1. The City Council will review the items on the consent agenda and policy session agenda.**

DISCUSSION/REVIEW ITEMS

- 2. CHECK REGISTER – January.**
- 3. DISCUSSION – Bond Defeasance and Update on the Sale of the Telecom System to Direct Communications.**
- 4. DISCUSSION – Status of SITLA Master Development Plan Compliance.**

CITY COUNCIL - NEW BUSINESS

- 5. This is an opportunity for members of the City Council to raise issues of information or concern.**

6:00 P.M. ADJOURNMENT OF WORK SESSION

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

- 6. MINUTES of City Council Meeting – January 18, 2005**
- 7. MINUTES of City Council Meeting – February 1, 2005**

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

PUBLIC COMMENTS

8. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)*

MAYOR'S REPORT / CITY COUNCIL ITEMS

9. COUNCIL COMMENTS
10. UPCOMING EVENTS
11. UPCOMING AGENDA ITEMS / PUBLIC NOTICES
12. APPOINTMENTS
 - Economic Development Board – 2 vacancies
 - Planning Commission – 2 vacancies

CITY ADMINISTRATOR INFORMATION ITEMS

13. This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

SCHEDULED ITEMS

PUBLIC HEARING – Talon Cove Annexation

14. **ORDINANCE** – Consideration and adoption of an ordinance to annexing certain real property for residential, commercial and agricultural use; and approval of Amended Articles of Incorporation to Enlarge the Boundary of Eagle Mountain City to Include the Property Annexed concurrently with the approval of the Amended Articles of Incorporation; and Authorizing the Mayor to Execute the Required Statutory Notice.

BACKGROUND: On October 7, 2004, the City received a petition to annex 527.44 acres known as the Talon Cove Annexation. The petition was certified as being complete on December 7, 2004 and a notice beginning the protest period was authorized on December 24, 2004 and mailed to surrounding/affected entities. The protest period for the annexation expired on January 24, 2005. No formal protests have been received by the City and the property is ready to be annexed.

The Talon Cove property is located north of State Road 73 in the northeast corner of the city. As a point of reference this parcel is west of the cement batch plant.

PUBLIC HEARING – Talon Cove Master Development Plan

15. **Consideration of the Land Use Element for the Talon Cove Master Development Plan.**

BACKGROUND: City ordinance requires a Master Development Plan comprised of three components. The City Council is considering the Land Use Element which is the first component of this plan. The application for the Talon Cove Master Development Plan proposes 421 lots on approximately 160 acres for a density of 2.65 dwelling units per acre. The applicant has stated that

there are three target ranges for housing products: introductory homes, mid-range homes, and high-end priced homes.

- 16. ORDINANCE – Consideration and adoption of an ordinance Amending the Title 1 of the Development Code of Eagle Mountain City – Chapter 15, Sign Regulations and Sign Permits; Chapter 17, Conditional Use as it relates to signage; and Chapter 18, Site Plan Review as it relates to signage.**

BACKGROUND: The proposed ordinance amends the sign ordinances as it relates to standards for off-premise signage.

- 17. DEVELOPMENT AGREEMENT – Consideration for approval of a Development Agreement for Hidden Canyon – Phase I.**

BACKGROUND: The Hidden Canyon Subdivision – Phase I, is being developed by Salisbury Development and is located off the Pony Express Parkway south of Rockwell Village and Ruby Valley.

- 18. AGREEMENT – Consideration and approval of a Builder Directional Sign Lease Agreement with Tuscany Homes.**

BACKGROUND: Tuscany Homes has submitted a request for five new shoulder ladder signs (directional) to be located throughout the City. The proposed signs would be located on Ranches Parkway, Pony Express, and Sweetwater Road.

- 19. MOTION – Consideration and approval of an amendment to Eagle Mountain City's Personnel Policies and Procedures.**

BACKGROUND: The proposed amendment clarifies the policy on donation of long term sick leave.

- 20. MOTION – Authorize the Mayor to sign a Quit Claim Deed between Eagle Mountain City and State Institutional and Trust Lands Administration (SITLA).**

BACKGROUND: The Quit Claim Deed will deed property back to SITLA for realignment of the Sweetwater Road/Pony Express Parkway. SITLA will then deed the right-of-way as constructed back to the City.

CONSENT ITEMS

21. BOND REDUCTION

- A. Pioneer Addition Phase II – Eagle Mountain Properties
- B. Pioneer Addition Phase III – Eagle Mountain Properties

22. PARTIAL PAYMENT

- A. 2004 Street Improvements – Eagle Mountain Boulevard, Sweetwater Road, Ranches Parkway Improvements – Staker Parsons (PP No. 2)

23. CHANGE ORDER

- A. 2004 Street Improvements – Eagle Mountain Boulevard, Sweetwater Road, Ranches Parkway Improvements – Staker Parsons (CO No. 2)

OTHER BUSINESS

COMMUNICATION ITEMS

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

24. There are no communication items.

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 **February, 2005**. 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 **11th** day of **February, 2005** 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 RETREAT
February 18, 2005
Work Session at 8:00 a.m.
Thanksgiving Point Velvet Room 3003 N. Thanksgiving Way Lehi, UT

DISCUSSION ITEMS

- 1. Fiscal Year 2005 Update**
- 2. Fiscal Year 2006 Revenue Projections**
- 3. Break**
- 4. Department Reports**
- 5. Lunch**
- 6. Fiscal Year 2006 Budget Prioritization**

ADJOURNMENT AT 2:30 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 8th day of **February, 2005**. 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 **February, 2005** 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

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

March 1, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

AGENDA REVIEW

- 1. The City Council will review the items on the consent agenda and policy session agenda.**

DISCUSSION/REVIEW ITEMS

- 2. DISCUSSION – Street Name in front of new Administration Building.**
- 3. DISCUSSION – Park strip Maintenance.**
- 4. DISCUSSION – General Obligation Bond for Parks.**
- 5. DISCUSSION – Setbacks in SilverLake Development.**

CITY COUNCIL - NEW BUSINESS

- 6. This is an opportunity for members of the City Council to raise issues of information or concern.**

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

- 7. MINUTES of City Council Meeting – January 18, 2005**
- 8. MINUTES of City Council Meeting – February 1, 2005**
- 9. MINUTES of City Council Meeting – February 15, 2005**
- 10. MINUTES of City Council Budget Retreat – February 18, 2005**

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

PUBLIC COMMENTS

11. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)*

MAYOR'S REPORT / CITY COUNCIL ITEMS

12. COUNCIL COMMENTS
13. UPCOMING EVENTS
14. UPCOMING AGENDA ITEMS / PUBLIC NOTICES
15. APPOINTMENTS
Economic Development Board – 1 vacancy

CITY ADMINISTRATOR INFORMATION ITEMS

16. This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

SCHEDULED ITEMS

PUBLIC HEARING – Sage Valley Master Development Plan Amendment

17. Consideration of an amendment to the Sage Valley Master Development Plan.

BACKGROUND: The Sage Valley Master Development Plan was originally approved with a density ceiling of up to 67 dwelling units. Plat A has 21 recorded dwelling units. Future plats would be eligible for 46 more dwelling units as currently approved. The applicant wishes to increase the overall density of the project to 100 units and bring the development under the City's new Code to develop at Tier 1 Residential Zone standards.

PUBLIC HEARING – Impact Fee Ordinance

18. ORDINANCE – Consideration and adoption of an ordinance amending the Capital Facility Plan, the Economic Analysis for Proposed Impact Fees and Consideration of a Proposed Amendment to the Impact Fee Ordinance to increase impact fees for public services provided by the City.

BACKGROUND: Copies of the 1) Amended Capital Facilities Plan, 2) Amended Economic Analysis, and 3) Proposed Impact Fees Enactment and Ordinance have been available for public inspection at the City Recorder's Office and the Public Library since February 14, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. The ordinance proposes to increase impact fees for public services provided by the City.

19. ORDINANCE – Consideration to amend the setback requirements for the SilverLake Development.

BACKGROUND: Nathan Shipp, the Developer of SilverLake, has requested that the setbacks be amended for some of his plats. Specifically, he is requesting that the side yard setback requirement be reduced. Plats were recorded with the side yard setbacks as 5 feet one side and 10 feet on the other side, or 7.5 feet each side. Corner lots are 15 feet on the street frontage and 5 feet on the interior lot side (this standard will stay the same).

20. MOTION – Authorize the Mayor to sign a Cooperative Agreement with the Utah Department of Transportation (UDOT) for Corridor Preservation along SR-73 from Eagle Mountain Boulevard to Mt. Airey Drive.

BACKGROUND: UDOT is requesting the City enter into an agreement to establish and preserve a corridor along SR-73 from Eagle Mountain Boulevard to Mt. Airey Drive to facilitate traffic flow, and to be in accordance with Eagle Mountain City's Future Land Use Plan and Transportation Corridors. The agreement also specifies and restricts locations for possible future traffic signal installations along SR-73.

CONSENT AGENDA

21. PARTIAL PAYMENT

A. Utility Administration Building – Ellsworth Paulsen (PP No. 6)

22. PARTIAL BOND RELEASE

A. Showdown at Eagle's Gate – Plat A – Tall Maple Development (PBR No. 5)

23. FINAL BOND RELEASE

A. Eagle's Gate – Plat D – Centex Homes

OTHER BUSINESS

COMMUNICATION ITEMS

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

24. Notice of Termination of Utah County's Participation in Mountainland Association of Governments, an Interlocal Entity.

25. Utah Housing Coalition Study – Economic Impact of Affordable Housing.

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 **25th** day of **February, 2005**. 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 **25th** day of **February, 2005** 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

March 15, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

2. TOUR – New Administration Building
(*Weather Permitting – located directly northwest of the existing Administration building*)
3. CHECK REGISTER – February 2005
4. REVIEW – Park Maintenance RFP's

CITY COUNCIL - NEW BUSINESS

5. This is an opportunity for members of the City Council to raise issues of information or concern.

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

6. MINUTES of City Council Meeting – February 15, 2005
7. MINUTES of City Council Budget Retreat – February 18, 2005
8. MINUTES of City Council Meeting – March 1, 2005

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

PUBLIC COMMENTS

9. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)*

MAYOR'S REPORT / CITY COUNCIL ITEMS

10. COUNCIL COMMENTS
11. ANNOUNCEMENTS
12. UPCOMING EVENTS
13. UPCOMING AGENDA ITEMS / PUBLIC NOTICES
14. APPOINTMENTS
Economic Development Board – 1 vacancy
15. INTRODUCTION – Miss Eagle Mountain 2005 and Miss Teen Eagle Mountain 2005

CITY ADMINISTRATOR INFORMATION ITEMS

16. This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

SCHEDULED ITEMS

PUBLIC HEARING – 14400 West Permanent Road Closure

17. **RESOLUTION – Consideration to approve a request to permanently close a section of 14400 West.**

BACKGROUND: This is a request to permanently close a portion of a street approximately 180 linear feet immediately south of Bobcat Way along 14400 West and adjacent to lot 211 of Meadow Ranch Phase II.

The road closure will allow for realignment of the street for better traffic flows and will reduce traffic impact from the Valley View subdivision onto the existing Meadow Ranch subdivision. The City will retain ownership of closed section of 14400 West due to the utilities located in this street. The required public notice provisions for a street vacation have been followed.

18. **MOTION – Consideration to approve the Land Use Element for the Sage Valley Master Development Plan Amendment and Discussion of the proposed amended agreement.**

BACKGROUND: The Sage Valley Master Development Plan was originally approved with a density ceiling of up to 67 dwelling units. Plat A has 21 recorded dwelling units. Future plats would be eligible for 46 more dwelling units as currently approved. The applicant wishes to increase the overall density of the project to 100 units and bring the development under the City's new Code.

On March 1, 2005, the City Council conducted a public hearing for the rezone/master development plan amendment. This item is on this City Council agenda to have the land use plan approved (the added density not the subdivision layout).

If the City Council approves the proposed land use plan the City Attorney will be authorized to amend the Master Development Agreement. Once an agreement is completed it will be placed back on a City Council agenda. The subdivision layout will be approved through the subdivision process.

19. FINAL PLAT – Consideration to approve the Valley View – Final Plat A.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

20. FINAL PLAT – Consideration to approve the Valley View – Final Plat B.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

21. ORDINANCE – Consideration to adopt a First Supplemental Assessment Ordinance Amending And Supplementing Assessment Ordinance No. 06-2001 Adopted On April 25, 2001; Confirming And Approving A New Assessment List And Reaffirming The Levying Of An Assessment Against Certain Properties In Eagle Mountain City, Utah Special Improvement District No. 2000-1, Utah County, Utah, for the purpose of financing the costs of acquiring, constructing, and installing irrigation, landscaping, trails, wells, fencing, utility, curb and gutter, roads, a gas regulator station, a water storage tank, and other related improvements; establishing the effective date of this First Supplemental Assessment Ordinance; and related matters.

BACKGROUND: This ordinance will update the ownership list and assessment amounts for SID 2000-1. It is not the assessment ordinance which will be required when SID 2000-1 is refinanced as that ordinance will come before the City Council in the future.

22. ORDINANCE – Consideration to adopt an Ordinance Establishing a Comprehensive Solid Waste Management Title and Regulations.

BACKGROUND: This ordinance will encourage and provide for the safe and sanitary storage, collection, and disposal of solid waste within Eagle Mountain City and provide for the enforcement of solid waste management regulations for the collection and hauling of solid waste.

23. AGREEMENT – Consideration to adopt an agreement with BFI to act as the City’s waste contractor.

BACKGROUND: This agreement will allow for the collection and disposal of waste collected within the City boundaries of the City, and BFI to act as the City’s waste contractor.

24. ORDINANCE – Consideration and adoption of an ordinance to regulate and define prohibited hours and alternate day use for outdoor sprinkler irrigation use in Eagle Mountain City.

BACKGROUND: Significant seasonal demands are created on the City water system for fire safety and for delivery of water for sprinkler irrigation and other municipal uses. This ordinance will regulate alternate day use of water and prohibit the use of City water for sprinkler irrigation during certain hours of the day.

CONSENT AGENDA

25. CHANGE ORDER

- A. 2004 Street Improvements – Staker Parson (CO No. 4)

26. PARTIAL PAYMENT

- A. Utility/Administration Building – Ellsworth Paulsen (PP No. 7)
- B. 2004 Street Improvements – Staker Parson (PP No. 3)

27. FINAL PAYMENT

- A. Ruby Valley – Plat B – Tricor Excavating

28. FINAL BOND RELEASE

- A. SilverLake – Plat 1B

OTHER BUSINESS

COMMUNICATION ITEMS

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

29. There are no communication items.

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 **March, 2005**. 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 11th day of **March, 2005** 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**

March 15, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

2. TOUR – New Administration Building
(*Weather Permitting – located directly northwest of the existing Administration building*)
3. CHECK REGISTER – February 2005
4. REVIEW – Park Maintenance RFP's

CITY COUNCIL - NEW BUSINESS

5. This is an opportunity for members of the City Council to raise issues of information or concern.

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

6. MINUTES of City Council Meeting – February 15, 2005
7. MINUTES of City Council Budget Retreat – February 18, 2005
8. MINUTES of City Council Meeting – March 1, 2005

**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 789-5994**

This agenda is also available on the City's webpage at www.emcity.org

PUBLIC COMMENTS

9. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)*

MAYOR'S REPORT / CITY COUNCIL ITEMS

10. COUNCIL COMMENTS
11. ANNOUNCEMENTS
12. UPCOMING EVENTS
13. UPCOMING AGENDA ITEMS / PUBLIC NOTICES
14. APPOINTMENTS
Economic Development Board – 1 vacancy
15. INTRODUCTION – Miss Eagle Mountain 2005 and Miss Teen Eagle Mountain 2005

CITY ADMINISTRATOR INFORMATION ITEMS

16. This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.

SCHEDULED ITEMS

PUBLIC HEARING – 14400 West Permanent Road Closure

17. **RESOLUTION – Consideration to approve a request to permanently close a section of 14400 West.**

BACKGROUND: This is a request to permanently close a portion of a street approximately 180 linear feet immediately south of Bobcat Way along 14400 West and adjacent to lot 211 of Meadow Ranch Phase II.

The road closure will allow for realignment of the street for better traffic flows and will reduce traffic impact from the Valley View subdivision onto the existing Meadow Ranch subdivision. The City will retain ownership of closed section of 14400 West due to the utilities located in this street. The required public notice provisions for a street vacation have been followed.

18. **MOTION – Consideration to approve the Land Use Element for the Sage Valley Master Development Plan Amendment and Discussion of the proposed amended agreement.**

BACKGROUND: The Sage Valley Master Development Plan was originally approved with a density ceiling of up to 67 dwelling units. Plat A has 21 recorded dwelling units. Future plats would be eligible for 46 more dwelling units as currently approved. The applicant wishes to increase the overall density of the project to 100 units and bring the development under the City's new Code.

On March 1, 2005, the City Council conducted a public hearing for the rezone/master development plan amendment. This item is on this City Council agenda to have the land use plan approved (the added density not the subdivision layout).

If the City Council approves the proposed land use plan the City Attorney will be authorized to amend the Master Development Agreement. Once an agreement is completed it will be placed back on a City Council agenda. The subdivision layout will be approved through the subdivision process.

19. FINAL PLAT – Consideration to approve the Valley View – Final Plat A.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

20. FINAL PLAT – Consideration to approve the Valley View – Final Plat B.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

21. ORDINANCE – Consideration to adopt an Ordinance Establishing a Comprehensive Solid Waste Management Title and Regulations.

BACKGROUND: This ordinance will encourage and provide for the safe and sanitary storage, collection, and disposal of solid waste within Eagle Mountain City and provide for the enforcement of solid waste management regulations for the collection and hauling of solid waste.

22. AGREEMENT – Consideration to adopt an agreement with BFI to act as the City's waste contractor.

BACKGROUND: This agreement will allow for the collection and disposal of waste collected within the City boundaries of the City, and BFI to act as the City's waste contractor.

23. ORDINANCE – Consideration and adoption of an ordinance to regulate and define prohibited hours and alternate day use for outdoor sprinkler irrigation use in Eagle Mountain City.

BACKGROUND: Significant seasonal demands are created on the City water system for fire safety and for delivery of water for sprinkler irrigation and other municipal uses. This ordinance will regulate alternate day use of water and prohibit the use of City water for sprinkler irrigation during certain hours of the day.

CONSENT AGENDA

24. CHANGE ORDER

- A. 2004 Street Improvements – Staker Parson (CO No. 4)

25. PARTIAL PAYMENT

- A. Utility/Administration Building – Ellsworth Paulsen (PP No. 7)
B. 2004 Street Improvements – Staker Parson (PP No. 3)

26. FINAL PAYMENT

- A. Ruby Valley – Plat B – Tricor Excavating

27. FINAL BOND RELEASE

- A. SilverLake – Plat 1B

OTHER BUSINESS

COMMUNICATION ITEMS

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

28. There are no communication items.

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 **March, 2005**. 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 11th day of **March, 2005** 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 5, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

- 2. CHECK REGISTER – March 2005**
- 3. Discussion concerning a custodial maintenance agreement for Eagle Mountain City facilities – Shawn Warnke**

CITY COUNCIL - NEW BUSINESS

- 4. This is an opportunity for members of the City Council to raise issues of information or concern.**

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – March 1, 2005**
- 2. MINUTES of City Council Meeting – March 15, 2005**

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

PUBLIC COMMENTS

3. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)*

MAYOR'S REPORT / CITY COUNCIL ITEMS

4. COUNCIL COMMENTS
5. ANNOUNCEMENTS
6. UPCOMING EVENTS
7. UPCOMING AGENDA ITEMS / PUBLIC NOTICES
8. INTRODUCTION / PRESENTATION OF PLATFORM – Miss Eagle Mountain 2005 – Michelle Vanderhoef
9. PROCLAMATION – Skin Cancer Awareness Month
10. PROCLAMATION – Earthquake Preparedness Month

SCHEDULED ITEMS

PUBLIC HEARING

11. **ORDINANCE – Consideration to approve amendments to the Eagle Mountain City Development Code, Zoning Ordinance, Subdivision Ordinance, and General Plan Text and Map.**

BACKGROUND: This ordinance is for various amendments to the General Plan and Development Code.

12. **ORDINANCE – Consideration and approval of the Amended Sage Valley Master Development Agreement.**

BACKGROUND: The Sage Valley Master Development Plan was originally approved with a density ceiling of up to 67 dwelling units. Plat A has 21 recorded dwelling units. Future plats would be eligible for 46 more dwelling units as currently approved. The applicant wishes to increase the overall density of the project to 100 units and bring the development under the City's new Code.

13. **RESOLUTION – Consideration to approve a request to permanently close a section of 14400 West (2200 East) (Previously Continued Item).**

BACKGROUND: A public hearing was held on this item on March 15, 2005. The public hearing was closed and the City Council continued the item. This request is to permanently close a portion of a street approximately 180 linear feet immediately south of Bobcat Way along 14400 West and adjacent to lot 211 of Meadow Ranch Phase II.

The road closure will allow for realignment of the street for better traffic flows and will reduce traffic impact from the Valley View subdivision onto the existing Meadow Ranch subdivision. The City will retain ownership of closed section of 14400 West due to the utilities located in this street. The required public notice provisions for a street vacation have been followed.

14. FINAL PLAT – Consideration to approve the Valley View – Final Plat A.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

15. FINAL PLAT – Consideration to approve the Valley View – Final Plat B.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

16. MOTION – Reconsideration of the conditions to the amendment to the SilverLake Subdivision setbacks approved March 1, 2005.

BACKGROUND: The City Council will reconsider the amended sideyard setbacks in the SilverLake Subdivision. The amended setbacks were approved at the City Council meeting on March 1, 2005.

17. AGREEMENT – Consideration and approval of a Model Home Sign Lease Agreement with Jonathan Celaya.

BACKGROUND: On February 15, 2005 the City Council adopted a new signage ordinance which contained several important changes. One of the changes was for off-premise signage. The Council adopted a map that identified specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) would be allowed. The legislative intentions of these signs have always been to provide signage to direct motorists to model homes, subdivisions, and businesses. The City Council decided that they would allow individuals to lease property within the City's right-of-way and to require these individuals to enter into a lease

agreement with the City. The Council has set a price ceiling that caps the rate at which a sign owner may lease sign space to another party.

18. MOTION – Consideration and acceptance of a Custodial Maintenance Bid for Eagle Mountain City Facilities.

BACKGROUND: The City Council will review and accept one of the submitted bids for custodial maintenance for the Eagle Mountain City facilities.

19. MOTION – Consideration and award of a bid for the Pony Express Well Pump.

BACKGROUND: The City Council shall consider and award a bid for construction of the Eagle Mountain City Pony Express Well pump.

20. AGREEMENT – Consideration and approval of an agreement with J. Marc Bailey for Pony Express Days Entertainment.

BACKGROUND: This agreement will allow Marc J. Bailey to perform as the opening act for the Blackhawk concert at Eagle Mountain City's Pony Express Days 2005.

21. AGREEMENT – Consideration and approval of an agreement with Midway West Amusements for Pony Express Days rides.

BACKGROUND: This agreement will allow Midway West Amusements to provide a carnival for Eagle Mountain City's Pony Express Days 2005.

22. CONSENT AGENDA

A. MARCH 2005 CHECK REGISTER

B. PARTIAL PAYMENT

i. Street Landscape Improvements – RBI (PP No. 1)

ii. Utility Administration Building – Ellsworth Paulson (PP No.)

C. FINAL PAYMENT

i. Pony Express Well – Lang Drilling

ii. Eagle Mountain City Wide Trail System, 2004 – Arrow Engineering

D. FINAL BOND RELEASE

i. Parkway Crossroads

E. PARTIAL BOND RELEASE

i. Eagle Top

23. MOTION -- CLOSED EXECUTIVE SESSION

BACKGROUND: The City Council may recess into a closed executive session for the purpose of discussing personnel issues, potential litigation and/or public safety.

24. MOTION – ANY ACTION FROM THE CLOSED EXECUTIVE SESSION

BACKGROUND: The City Council shall make a motion on any actions taken during the closed executive session.

OTHER BUSINESS

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 **April, 2005**. 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 1st day of **April, 2005** 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

REVISED AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

April 5, 2005

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

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

2. CHECK REGISTER – March 2005
3. Discussion concerning a custodial maintenance agreement for Eagle Mountain City facilities – Shawn Warnke

CITY COUNCIL - NEW BUSINESS

4. This is an opportunity for members of the City Council to raise issues of information or concern.

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

1. MINUTES of City Council Meeting – March 1, 2005
2. MINUTES of City Council Meeting – March 15, 2005

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

PUBLIC COMMENTS

3. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)*

MAYOR'S REPORT / CITY COUNCIL ITEMS

4. COUNCIL COMMENTS
5. ANNOUNCEMENTS
6. UPCOMING EVENTS
7. UPCOMING AGENDA ITEMS / PUBLIC NOTICES
8. INTRODUCTION / PRESENTATION OF PLATFORM – Miss Eagle Mountain 2005 – Michelle Vanderhoef
9. PROCLAMATION – Skin Cancer Awareness Month
10. PROCLAMATION – Earthquake Preparedness Month

SCHEDULED ITEMS

PUBLIC HEARING

11. **ORDINANCE – Consideration to approve amendments to the Eagle Mountain City Development Code, Zoning Ordinance, Subdivision Ordinance, and General Plan Text and Map.**

BACKGROUND: This ordinance is for various amendments to the General Plan and Development Code.

12. **ORDINANCE – Consideration and approval of the Amended Sage Valley Master Development Agreement.**

BACKGROUND: The Sage Valley Master Development Plan was originally approved with a density ceiling of up to 67 dwelling units. Plat A has 21 recorded dwelling units. Future plats would be eligible for 46 more dwelling units as currently approved. The applicant wishes to increase the overall density of the project to 100 units and bring the development under the City's new Code.

13. **RESOLUTION – Consideration to approve a request to permanently close a section of 14400 West (2200 East) (Previously Continued Item).**

BACKGROUND: A public hearing was held on this item on March 15, 2005. The public hearing was closed and the City Council continued the item. This request is to permanently close a portion of a street approximately 180 linear feet immediately south of Bobcat Way along 14400 West and adjacent to lot 211 of Meadow Ranch Phase II.

The road closure will allow for realignment of the street for better traffic flows and will reduce traffic impact from the Valley View subdivision onto the existing Meadow Ranch subdivision. The City will retain ownership of closed section of 14400 West due to the utilities located in this street. The required public notice provisions for a street vacation have been followed.

14. FINAL PLAT – Consideration to approve the Valley View – Final Plat A.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

15. FINAL PLAT – Consideration to approve the Valley View – Final Plat B.

BACKGROUND: The Valley View South subdivision is the first phase of the Valley View Master Development Plan. The minimum lot size in this subdivision shall be ½ acre with the exception of all lots that border North Ranch, Meadow Ranch, or Camp Williams which shall be a minimum one acre in size. The minimum lot frontage along a public or private street shall be no less than one hundred feet, or one hundred fifty feet for lots equal to or greater than one acre in size. A trails system shall be required along roads and shall provide connectivity to adjacent subdivisions. Final Plat approval is dependent upon approval of the permanent closure of a section of 14400 West.

16. MOTION – Reconsideration of the conditions to the amendment to the SilverLake Subdivision setbacks approved March 1, 2005.

BACKGROUND: The City Council will reconsider the amended sideyard setbacks in the SilverLake Subdivision. The amended setbacks were approved at the City Council meeting on March 1, 2005.

17. AGREEMENT – Consideration and approval of a Model Home Sign Lease Agreement with Jonathan Celaya.

BACKGROUND: On February 15, 2005 the City Council adopted a new signage ordinance which contained several important changes. One of the changes was for off-premise signage. The Council adopted a map that identified specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) would be allowed. The legislative intentions of these signs have always been to provide signage to direct motorists to model homes, subdivisions, and businesses. The City Council decided that they would allow individuals to lease property within the City's right-of-way and to require these individuals to enter into a lease

agreement with the City. The Council has set a price ceiling that caps the rate at which a sign owner may lease sign space to another party.

18. MOTION – Consideration and acceptance of a Custodial Maintenance Bid for Eagle Mountain City Facilities.

BACKGROUND: The City Council will review and accept one of the submitted bids for custodial maintenance for the Eagle Mountain City facilities.

19. MOTION – Consideration and authorization for Mayor and Staff to approve pump proposal and ratify said proposal at next Council meeting for the Pony Express Well Pump.

BACKGROUND: The City Council shall consider and authorize the Mayor and Staff to approve a proposal for construction of the Eagle Mountain City Pony Express Well pump and ratify said proposal at next Council meeting.

20. AGREEMENT – Consideration and approval of an agreement with J. Marc Bailey for Pony Express Days Entertainment.

BACKGROUND: This agreement will allow Marc J. Bailey to perform as the opening act for the Blackhawk concert at Eagle Mountain City's Pony Express Days 2005.

21. AGREEMENT – Consideration and approval of an agreement with Midway West Amusements for Pony Express Days rides.

BACKGROUND: This agreement will allow Midway West Amusements to provide a carnival for Eagle Mountain City's Pony Express Days 2005.

22. CONSENT AGENDA

A. MARCH 2005 CHECK REGISTER

B. PARTIAL PAYMENT

i. Street Landscape Improvements – RBI (PP No. 1)

ii. Utility Administration Building – Ellsworth Paulson (PP No.)

C. FINAL PAYMENT

i. Pony Express Well – Lang Drilling

ii. Eagle Mountain City Wide Trail System, 2004 – Arrow Engineering

D. FINAL BOND RELEASE

i. Parkway Crossroads

E. PARTIAL BOND RELEASE

i. Eagle Top

23. MOTION -- CLOSED EXECUTIVE SESSION

BACKGROUND: The City Council may recess into a closed executive session for the purpose of discussing personnel issues, potential litigation and/or public safety.

24. MOTION – ANY ACTION FROM THE CLOSED EXECUTIVE SESSION

BACKGROUND: The City Council shall make a motion on any actions taken during the closed executive session.

OTHER BUSINESS

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 **4th** day of **April, 2005**. 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 **4th** day of **April, 2005** 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.

DE ANNA WHITNEY, Deputy Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

April 19, 2005

Policy Session at 7:00 p.m.

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – March 1, 2005**
- 2. MINUTES of City Council Meeting – March 15, 2005**
- 3. MINUTES of City Council Meeting – April 5, 2005**

PUBLIC COMMENTS

- 4. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)***

MAYOR’S REPORT / CITY COUNCIL ITEMS

- 5. COUNCIL COMMENTS**
- 6. ANNOUNCEMENTS**
- 7. UPCOMING EVENTS**
- 8. UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
- 9. DISCUSSION – Park Maintenance at Ranches Parkway and Pony Express Parkway – Jeff Weber**
- 10. PRESENTATION – Utah County Ham Radio Operators**

SCHEDULED ITEMS

PUBLIC HEARING

- 11. ORDINANCE – Consideration and approval of the West View Heights Rezone from Agricultural to Residential Use with a maximum density of 1.6 units per acre.**

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 789-5994

This agenda is also available on the City’s webpage at www.emcity.org

BACKGROUND: West View Heights is located along the south side SR 73 in between Cedar Pass Ranch and the Meadow Ranch subdivisions. The applicant is requesting to rezone 43 acres from Agricultural use to Residential use. The land is currently identified in the General Plan as “Rural Residential”. This property is not part of any master development plan. A maximum density of 1.6 units per acre is suggested.

12. RESOLUTION – Consideration and approval of a Resolution Extending The Suspension Of Wireline to Wireless Number Portability Requirements for the Eagle Mountain Telecommunications System

BACKGROUND: Portability permits a telecommunications subscriber to retain an assigned telephone number when changing providers of telecommunications services. The FCC requires portability where feasible, but because of the rural telecommunications system in Eagle Mountain City, it would be an economic hardship to comply with FCC mandate of local number portability. Last year, the City approved suspending the FCC requirement for the City telecom until May of 2005. This resolution will renew the suspension until Direct Communications takes over the telecom system.

13. RESOLUTION – Consideration and approval of a Resolution Updating the Establishment of a Justice Court in Eagle Mountain City.

BACKGROUND: State statute requires the City Council to adopt a resolution which commits the City to comply with law and standards for justice courts.

14. RESOLUTION – Consideration and approval of a Resolution amending the Eagle Mountain City Fee Schedule in Relation to Park Deposits.

BACKGROUND: This resolution will amend the City’s Fee Schedule to enact a fee for reservation and exclusive use of City parks or park pavilions.

15. MOTION – Consideration and approval of City Sponsorship for a Matching Grant Application for Pony Express Trail Improvements.

BACKGROUND: State Institutional Trust Lands Association (SITLA) is making a grant application for Pony Express Trail Improvements. They would like the City to act as a sponsor, in name, for the grant application but will provide the matching funds if the grant is awarded.

16. AGREEMENT – Consideration and approval of a Model Home Sign Lease Agreement with Carl Allred.

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City’s right-of-way for signage. The signs are located on the shoulder of the City’s right-of-

way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Carl Allred has reached an agreement with The Ranches to purchase and manage all of their existing signage. He has submitted a sign application in order to bring all of these signs into compliance with the City's Ordinance.

17. AGREEMENT – Consideration and approval of a Commercial Sign Lease Agreement with Village Pizza (Ken Andersen).

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City's right-of-way for signage. The signs are located on the shoulder of the City's right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Village Pizza is requesting consideration of one Directional/Advertising Business at the intersection of Ranches Parkway and State Road 73. The signs will be constructed in accordance with the specifications illustrated in the City's Development Code.

18. AGREEMENT – Consideration and approval of a Commercial Sign Lease Agreement with Scot Hazard.

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City's right-of-way for signage. The signs are located on the shoulder of the City's right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Scot Hazard is requesting consideration of one Directional/Advertising Business sign near the intersection of Ranches Parkway and State Road 73. The signs will be constructed in accordance with the specifications illustrated in the City's Development Code.

19. SITE PLAN – SilverLake LDS Church.

BACKGROUND: The LDS Church is proposing the development of a new chapel on a 7.18 acre site located in the SilverLake development. The building will be approximately 23,728 square feet in size. The site will also include a softball area with a pavilion.

The site is zoned Town Core Residential which allows places of worship as a Conditional Use. The City Council has delegated the approval authority for conditional use permits to the Planning Commission. The Conditional Use Permit was reviewed and approved by the Planning Commission at their meeting on April 12, 2005.

20. IMPROVEMENTS AGREEMENT – Consideration and approval of an Improvements Agreement with the LDS Church for Improvements to the SilverLake LDS Church Site Plan.

BACKGROUND: The improvements agreement defines responsibilities of the LDS Church in development of the church site plan. This includes a condition to provide for a temporary access from Pony Express Parkway which shall be removed at the request of the City; and all standard curb, gutter and related roadway improvements restored as directed by the City.

21. MOTION – Approval of a Temporary Archery Golf Range at the Ranches.

BACKGROUND: The City Council approved an ordinance in 1999 regarding the establishment and operation of an archery range. The last several years The Ranches have hosted a temporary archery range for a National Field Archery Association (NFAA) event. The City's Development Review Committee (DRC) encourages special events occurring in the City; however, recognize that a special event may increase demands for City services, such as policing. The DRC is recommending approval subject to mitigating conditions.

22. MOTION – Reconsideration of Ordinance O-10-2005 – An Ordinance Amending Title 1 Chapter 1 and Title 2 Chapters 1 and 10 of the Development Code of Eagle Mountain City – adopted April 5, 2005.

BACKGROUND: A member of the City Council has requested that Ordinance O-10-2005 be placed on the City Council agenda for reconsideration. The specific request for reconsideration is in regard to the setback provisions in the Tier I regulations of the Development Code. This ordinance was passed subsequent to a public hearing on April 5, 2005.

If a request to reconsider is received, the City Council may modify the ordinance at the meeting following the action that took place.

23. CONSENT AGENDA

A. FINAL BOND RELEASE

- i. SilverLake 1C
- ii. SilverLake 2B

OTHER BUSINESS

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 April, 2005. 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 15th day of April, 2005 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**

April 19, 2005

Policy Session at 7:00 p.m.

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – March 1, 2005**
- 2. MINUTES of City Council Meeting – March 15, 2005**
- 3. MINUTES of City Council Meeting – April 5, 2005**

PUBLIC COMMENTS

- 4. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. *(Please limit your comments to 3 minutes.)***

MAYOR’S REPORT / CITY COUNCIL ITEMS

- 5. COUNCIL COMMENTS**
- 6. ANNOUNCEMENTS**
- 7. UPCOMING EVENTS**
- 8. UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
- 9. DISCUSSION – Park Maintenance at Ranches Parkway and Pony Express Parkway – Jeff Weber**
- 10. PRESENTATION – Utah County Ham Radio Operators**

SCHEDULED ITEMS

PUBLIC HEARING

- 11. ORDINANCE – Consideration and approval of the West View Heights Rezone from Agricultural to Residential Use with a maximum density of 1.6 units per acre.**

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 789-5994

This agenda is also available on the City’s webpage at www.emcity.org

BACKGROUND: West View Heights is located along the south side SR 73 in between Cedar Pass Ranch and the Meadow Ranch subdivisions. The applicant is requesting to rezone 43 acres from Agricultural use to Residential use. The land is currently identified in the General Plan as “Rural Residential”. This property is not part of any master development plan. A maximum density of 1.6 units per acre is suggested.

12. RESOLUTION – Consideration and approval of a Resolution Extending The Suspension Of Wireline to Wireless Number Portability Requirements for the Eagle Mountain Telecommunications System

BACKGROUND: Portability permits a telecommunications subscriber to retain an assigned telephone number when changing providers of telecommunications services. The FCC requires portability where feasible, but because of the rural telecommunications system in Eagle Mountain City, it would be an economic hardship to comply with FCC mandate of local number portability. Last year, the City approved suspending the FCC requirement for the City telecom until May of 2005. This resolution will renew the suspension until Direct Communications takes over the telecom system.

13. RESOLUTION – Consideration and approval of a Resolution Updating the Establishment of a Justice Court in Eagle Mountain City.

BACKGROUND: State statute requires the City Council to adopt a resolution which commits the City to comply with law and standards for justice courts.

14. RESOLUTION – Consideration and approval of a Resolution amending the Eagle Mountain City Fee Schedule in Relation to Park Deposits.

BACKGROUND: This resolution will amend the City’s Fee Schedule to enact a fee for reservation and exclusive use of City parks or park pavilions.

15. MOTION – Consideration and approval of City Sponsorship for a Matching Grant Application for Pony Express Trail Improvements.

BACKGROUND: State Institutional Trust Lands Association (SITLA) is making a grant application for Pony Express Trail Improvements. They would like the City to act as a sponsor, in name, for the grant application but will provide the matching funds if the grant is awarded.

16. AGREEMENT – Consideration and approval of a Model Home Sign Lease Agreement with Carl Allred.

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City’s right-of-way for signage. The signs are located on the shoulder of the City’s right-of-

way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Carl Allred has reached an agreement with The Ranches to purchase and manage all of their existing signage. He has submitted a sign application in order to bring all of these signs into compliance with the City's Ordinance.

17. AGREEMENT – Consideration and approval of a Commercial Sign Lease Agreement with Village Pizza (Ken Andersen).

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City's right-of-way for signage. The signs are located on the shoulder of the City's right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Village Pizza is requesting consideration of one Directional/Advertising Business at the intersection of Ranches Parkway and State Road 73. The signs will be constructed in accordance with the specifications illustrated in the City's Development Code.

18. AGREEMENT – Consideration and approval of a Commercial Sign Lease Agreement with Scot Hazard.

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City's right-of-way for signage. The signs are located on the shoulder of the City's right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Scot Hazard is requesting consideration of one Directional/Advertising Business sign near the intersection of Ranches Parkway and State Road 73. The signs will be constructed in accordance with the specifications illustrated in the City's Development Code.

19. SITE PLAN – SilverLake LDS Church.

BACKGROUND: The LDS Church is proposing the development of a new chapel on a 7.18 acre site located in the SilverLake development. The building will be approximately 23,728 square feet in size. The site will also include a softball area with a pavilion.

The site is zoned Town Core Residential which allows places of worship as a Conditional Use. The City Council has delegated the approval authority for conditional use permits to the Planning Commission. The Conditional Use Permit was reviewed and approved by the Planning Commission at their meeting on April 12, 2005.

20. IMPROVEMENTS AGREEMENT – Consideration and approval of an Improvements Agreement with the LDS Church for Improvements to the SilverLake LDS Church Site Plan.

BACKGROUND: The improvements agreement defines responsibilities of the LDS Church in development of the church site plan. This includes a condition to provide for a temporary access from Pony Express Parkway which shall be removed at the request of the City; and all standard curb, gutter and related roadway improvements restored as directed by the City.

21. MOTION – Approval of a Temporary Archery Golf Range at the Ranches.

BACKGROUND: The City Council approved an ordinance in 1999 regarding the establishment and operation of an archery range. The last several years The Ranches have hosted a temporary archery range for a National Field Archery Association (NFAA) event. The City's Development Review Committee (DRC) encourages special events occurring in the City; however, recognize that a special event may increase demands for City services, such as policing. The DRC is recommending approval subject to mitigating conditions.

22. MOTION – Reconsideration of Ordinance O-10-2005 – An Ordinance Amending Title 1 Chapter 1 and Title 2 Chapters 1 and 10 of the Development Code of Eagle Mountain City – adopted April 5, 2005.

BACKGROUND: A member of the City Council has requested that Ordinance O-10-2005 be placed on the City Council agenda for reconsideration. The specific request for reconsideration is in regard to the setback provisions in the Tier I regulations of the Development Code. This ordinance was passed subsequent to a public hearing on April 5, 2005.

If a request to reconsider is received, the City Council may modify the ordinance at the meeting following the action that took place.

23. MOTION – Amend approval of the sole source selection for Global Sampson for Headworks Upgrade (original approval January 4, 2005).

24. CONSENT AGENDA

- A. FINAL BOND RELEASE
 - i. SilverLake 1C
 - ii. SilverLake 2B

OTHER BUSINESS

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 **18th** day of **April, 2005**. 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 **18th** day of **April, 2005** 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 3, 2005

Policy Session at 8:00 p.m.

Eagle Mountain City Council Chambers, 1680 East Heritage Drive, Eagle Mtn, Utah 84043

8:00 P.M. POLICY SESSION – CONFERENCE ROOM

CALL TO ORDER

ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will recess into a closed executive session for the purpose of discussing personnel issues, potential litigation and/or public safety - 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 2nd day of **May, 2005**. 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 2nd day of **May, 2005** 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

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

May 17, 2005

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

- 2. CHECK REGISTER – April 2005**

CITY COUNCIL - NEW BUSINESS

- 3. This is an opportunity for members of the City Council to raise issues of information or concern.**

ADJOURNMENT

5:00 P.M. OPEN HOUSE – NEW CITY HALL & PUBLIC WORKS BUILDING

6:30 P.M. DEDICATION / RIBBON CUTTING – NEW CITY HALL

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE – Color Guard Presented by the Public Safety Department

MAYOR’S REPORT / CITY COUNCIL ITEMS

- 1. ANNOUNCEMENTS/UPCOMING EVENTS**
- 2. UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

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 789-5994

This agenda is also available on the City’s webpage at www.emcity.org

3. **RECOGNITION – Kevin McCarthy – Paramedic of the Year**
4. **RECOGNITION – Colby Foote – Presentation and Recognition of Science Project**

APPROVAL OF MINUTES

5. **MINUTES of City Council Meeting – March 15, 2005**
6. **MINUTES of City Council Meeting – April 5, 2005**
7. **MINUTES of City Council Meeting – April 19, 2005**
8. **MINUTES of City Council Meeting – May 3, 2005**

PUBLIC COMMENTS

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

CITY COUNCIL COMMENTS

SCHEDULED ITEMS

10. **BUDGET REVIEW – Consideration and adoption of the Eagle Mountain City Tentative Budget for Fiscal Year 2006 and setting the Budget Public Hearing for June 21, 2005.**

BACKGROUND: On May 17, 2005 the City Council will review the tentative budget for Fiscal Year 2006. A budget work session was held on February 18, 2005. The purpose of this item is to (1) accept the tentative budget, (2) set the public hearing to adopt the final budget for Fiscal Year 2006, and (3) set the public hearing to approve final budget amendments to the Fiscal Year 2005 Budget.

11. **AGREEMENT – Consideration and approval of an agreement with Direct Communications Star West, Inc. for Library Shelving Funding Advance.**

BACKGROUND: The budget did not have funds to purchase shelving for the new library. Direct Communications attended a meeting where this issue was discussed and offered to advance the funds for shelving. The agreement sets forth provisions of the advance.

12. **DEVELOPMENT AGREEMENT – Consideration and approval for a development agreement for Anthem on the Green – Phase I**

BACKGROUND: Anthem on the Green is located in the Ranches south of the Mt. Airey subdivision and is surrounded by the golf course. The final plat was approved August 3, 2004.

13. DEVELOPMENT AGREEMENT – Consideration and approval for a development agreement for Anthem on the Green – Phase II

BACKGROUND: Anthem on the Green is located in the Ranches south of the Mt. Airey subdivision and is surrounded by the golf course. The final plat was approved August 3, 2004.

14. SIGN LEASE AGREEMENT – Consideration and approval for a Model Home Sign Lease Agreement with Development Associates.

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City's right-of-way for signage. The signs are located on the shoulder of the City's right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Nate Shipp has submitted an application to the Planning Department for three Model Home Ladder Sign Permits to be located along the north side of Pony Express Parkway across the street from Jon Celaya's approved signs, and for five more along SilverLake Parkway and Pony Express on the east side of the SilverLake entrance. On May 10, 2005 the Planning Commission made a motion to recommend approval to the City Council of signs #4, 5, 6, 7 and 8. Based on the standards of the current Signage Ordinance, the Planning Commission has recommended that Signs #1, 2, and 3 not be approved.

15. SIGN LEASE AGREEMENT – Consideration and approval for a Model Home Sign Lease Agreement with Fieldstone Development.

BACKGROUND: The City Council adopted a sign ordinance which includes a map identifying specific locations in which the three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City's right-of-way for signage. The signs are located on the shoulder of the City's right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses.

Fieldstone Homes has submitted an application to the Planning Department for two Model Home Ladder Sign Permits for signs to be located along Eagle Mountain Boulevard. The signs will be constructed in accordance with the specifications illustrated in the City's Development Code.

16. FINAL PLAT – Consideration and approval of the Point Lookout Final Plat A.

BACKGROUND: Point Lookout is located southwest of Diamond Springs and Castle Rock. The area allows for 49 lots on 22.7 acres for a density of 2.1 dwelling units per acre.

The Planning Commission held a public hearing and approved the Point Lookout Plat A Preliminary Plat on May 10, 2005.

17. AGREEMENT – Ratification of an agreement for Custodial Services at City Buildings.

BACKGROUND: The proposed agreement is with Anderson Cleaning Specialists to provide custodial services at City buildings.

18. RESOLUTION – Review and Approval of a Resolution amending the Consolidated Fee Schedule to add a Conditional Use Permit Application Fee for Alternative Animal Management Plans.

BACKGROUND: The City Council amended the Development Code to allow the issuance of Conditional Use Permits on large lots where people could show they could manage horses, cows and other animals appropriately. The default fee was \$300 which the City Council felt was high. The City Council requested staff recommend a more reasonable fee for those applications. The Planning Department has recommended a fee of \$25.

19. MOTION – Consideration and ratification of Pony Express Well Equipment Purchase.

BACKGROUND: A pump and motor has been installed on the Pony Express Well. The City Council needs to ratify purchase of this equipment.

20. MOTION – Consideration and approval of a bid to construct the Pony Express Well Pump Station.

BACKGROUND: The City solicited bids for construction of a pump station for the Pony Express Well. This action will approve the bid of the pump station with related equipment.

21. MOTION – Consideration and authorization for road closures and use of Utah County Sheriff's Department to provide traffic control for the Tour of Utah bicycle race.

BACKGROUND: Several weeks ago Three Peak Cycling Events and Promotion approached the City regarding a multi-staged bicycle race called the Tour of Utah. The concluding stage of this race will be held in Eagle Mountain City on Memorial Day, May 30 between the hours of 6:30 am to 9:30 am. It is anticipated that there will be several hundred participants and some media coverage of the race. The promoter has requested two items from the City when conducting this race. First, that travel on several roads is restricted during the race. All property owners will have access to their property. It is expected that traffic will be substantially less on this day due to the holiday. Second, the promoter is requesting that the City's police department be used at key locations to assist with traffic control. The City Council may consider an appropriate fee as well as a security deposit for cleanup.

22. MOTION – Consideration and decision on the renaming of 2200 East in Eagle Mountain City (14400 West – County Road).

BACKGROUND: The residents of Valley Drive north of SR 73 (City Street name - 2200 East; County Street name - 14400 West) have discussed renaming the street. The City Council may approve a change in the street name.

23. CONSENT AGENDA

- A. PARTIAL PAYMENT - 2004 Landscape Improvement Project – RBI (PP No. 2)
- B. BOND REDUCTION - Pioneer Addition – Phase 4 - Eagle Mountain Properties
- C. PARTIAL BOND RELEASE - Showdown at Eagle’s Gate – Jim Zufelt (BR No. 6)

OTHER BUSINESS

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 **May, 2005**. 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 13th day of **May, 2005** 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

June 7, 2005

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

2. **PRESENTATION – Utah State Division of Water Quality – Improvements to Wastewater Treatment Plant and Grant Program.**
3. **DISCUSSION – Ruby Valley Improvements Defaults.**
4. **REVIEW – SITLA Regional Park Design.**
5. **REVIEW – Monthly Budget Summary/Check Register – May 2005.**
6. **REVIEW – Fire Department Management Audit Report – Shawn Warnke.**

CITY COUNCIL - NEW BUSINESS

7. This is an opportunity for members of the City Council to raise issues of information or concern.

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. **MINUTES of City Council Meeting – May 17, 2005**

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 789-5994

This agenda is also available on the City's webpage at www.emcity.org

PUBLIC COMMENTS

2. **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 / CITY COUNCIL ITEMS

3. **COUNCIL COMMENTS**
4. **ANNOUNCEMENTS/UPCOMING EVENTS**
5. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
6. **RECOGNITION – Utah Municipal Clerks Association – CMC Status to Gina Peterson.**
7. **RECOGNITION – Utah Humanities Council - Mayor's Award in the Humanities to Michele Graves.**

SCHEDULED ITEMS

8. **ORDINANCE – Consideration and approval of an ordinance regulating parking during winter months.**

BACKGROUND: This ordinance will make it unlawful to park on city streets with more than two inches of snowfall to facilitate plowing of snow. It will also make it unlawful for people to plow or dump snow onto the streets.

9. **ORDINANCE – Consideration and approval of an ordinance regarding general parking restrictions.**

BACKGROUND: This ordinance will make it unlawful to park in areas designated as “no parking” or to park vehicles in park strips or on sidewalks.

10. **ORDINANCE – Consideration and approval of an ordinance amending road classification guidelines.**

BACKGROUND: Concerns have been expressed with preservation of roads in the City. Frequent use of the certain roads by construction vehicles can cause premature deterioration. This ordinance will add a road classification, called the Type 6 road, which is unsuitable for use by construction supply vehicles. The first road to be classified under this ordinance is the Sweetwater Road extension/Pony Express Parkway through the SITLA property.

11. **RESOLUTION – Consideration and approval of resolution approving an Interlocal Agreement to establish the Utah County Council of Governments (COG).**

BACKGROUND: The Utah County Council of Governments (COG) is a body of Mayors in Utah County which has been meeting for several years. Approval of this resolution will authorize the

Mayor to sign an Interlocal Agreement with other Utah County cities so COG can function in an official capacity.

12. ORDINANCE – Consideration and approval of an ordinance regarding the use of ATV’s in Eagle Mountain City.

BACKGROUND: This ordinance will require the registration of off-highway vehicles and regulate the operation of off-highway vehicles on the streets and roads of Eagle Mountain City.

13. ORDINANCE – Consideration and approval of an ordinance amending sign regulations.

BACKGROUND: In April 2005, the City Council adopted a sign ordinance which includes a map identifying specific locations in which three types of signs (Model Home, Median, and Directional/Advertising Business) are allowed. Individuals are allowed to lease property within the City’s right-of-way for signage. The signs are located on the shoulder of the City’s right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses. This ordinance amendment will allow the placement of signs on both sides of the street at the locations identified on the map.

14. RESOLUTION – Consideration and approval of a resolution amending the Telecom Consolidated Fee Schedule.

BACKGROUND: This resolution will add a fee for direct income dialing (DID) to the Consolidated Fee Schedule for Telecom. DID is used for entities using a PBX switch, such as the City Offices.

16. AGREEMENT – Consideration and approval of a contract with Wasatch Energy.

BACKGROUND: This agreement will update purchase arrangements with Wasatch Energy for natural gas supply to the City.

17. MOTION – Consideration and approval to purchase materials for street lighting from Mountain States Lighting.

BACKGROUND: The City has received a bid from Mountain States Lighting to furnish materials for street lighting on the extension of Pony Express Parkway.

18. MOTION – Ratification of an agreement with Bond Resources Partners, LP

BACKGROUND: The City has entered into a professional services agreement with Bond Resources Partners, LP to do technical work to report arbitrage results on the City’s revenue bonds and SID bonds.

19. RESOLUTION – Consideration and approval of a resolution approving the Municipal Wastewater Planning Program for Eagle Mountain City.

BACKGROUND: A self-assessment report on the City's Wastewater system is required by the Water Quality Division. The report rates the status of wastewater treatment operations in Eagle Mountain City.

20. CONSENT AGENDA

A. CHANGE ORDER

- i. 2004 Landscape Improvement Project – RBI (CO No. 2)
- ii. 2004 Street Improvement Project – Staker Parsons (CO No. 6)
- iii. Utility Administration Building – Terry Larsen (CO No. 3)

B. PARTIAL PAYMENT

- i. 2004 Landscape Improvement Project – RBI (PP No. 3)
- ii. 2004 Street Improvement Project – Staker Parsons (PP No. 4)
- iii. Utility Administration Building – Terry Larsen (PP No. 4)

C. FINAL PAYMENT

- i. Utility Administration Building – Ellsworth Paulsen

D. PARTIAL BOND RELEASE

- i. SilverLake – Plat One-C
- ii. SilverLake – Plat Two-B

E. FINAL BOND RELEASE

- i. Colonial Park – Phase I

OTHER BUSINESS

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 **3rd** day of **June, 2005**. 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 **3rd** day of **June, 2005** 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

June 21, 2005

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

ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will recess into a closed executive session for the purpose of interviewing candidates for the position of Fire Chief - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

AGENDA REVIEW

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

CITY COUNCIL - NEW BUSINESS

- 2. This is an opportunity for members of the City Council to raise issues of information or concern.**

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – May 17, 2005**
- 2. MINUTES of City Council Meeting – June 7, 2005**

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

This agenda is also available on the City's webpage at www.emcity.org

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 / CITY COUNCIL ITEMS

4. **COUNCIL COMMENTS**
5. **ANNOUNCEMENTS/UPCOMING EVENTS**
6. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

PUBLIC HEARING

7. **ORDINANCE – Consideration and approval of the Fiscal Year 2005-2006 Budget and Fiscal Year 2004-2005 Budget Amendments.**

BACKGROUND: The City Council adopts an annual budget for the City after much review. A budget work session was held with the City Council on February 18, 2005, and the tentative budget was adopted on May 17, 2005. The purpose of this item is to (1) receive public comments and council comments regarding the proposed budget, (2) adopt the final budget for Fiscal Year 2006, and (3) approve final budget amendments to the Fiscal Year 2005 Budget.

8. **MOTION – Consideration of compensation plan for the Office of Mayor and setting a public hearing for June 28, 2005 at 8:00 p.m. to amend the compensation schedule for the Office of Mayor.**

BACKGROUND: Utah State Code section 10-3-818 outlines the procedure for increasing the salaries of elective officers in municipalities. Statute requires a formal motion to place the question of increasing compensation for elected officials on a future city council agenda where a public hearing is held. This item is to comply with State statute.

9. **FINAL PLAT – Consideration and approval of a Final Plat for Lone Tree – Plat B.**

BACKGROUND: The Lone Tree subdivision is located off Pony Express Parkway and would be the most southern development of The Ranches to date. The Lone Tree B Final Plat was approved by the City Council on February 1, 2005, but was never recorded. The developer has requested an amendment to the approved plat which will remove the vest pocket along the northeast side of the Lone Tree Parkway collector road. This amendment would require that the 6 lots located there have direct driveway access onto the Parkway. This parcel of land is constrained by slopes and bedrock that make construction difficult. In lieu of the vest pocket, the applicant is proposing that circular driveways serve these homes. The purpose of a “vest pocket” is to limit and consolidate driveway access, thus preserving the free-flowing nature of the collector or arterial traffic corridor.

They typically involve a one-way travel lane separated from the main road by a landscaped median.

On June 14, 2005 the Planning Commission made a motion to recommend denial of this item to the City Council.

10. AGREEMENT – Consideration and approval of an extension to the Tasco Engineering Agreement.

BACKGROUND: The City Council approved an agreement for engineering services with Tasco Engineering in April 2004. This amendment to the agreement will extend the term of the utility installation agreement with Tasco and update the pricing for work completed.

11. AGREEMENT – Consideration and approval of an agreement with Utah Municipal Power Authority (UMPA).

BACKGROUND: This agreement will update purchase arrangements with Utah Municipal Power Authority (UMPA) for electric power to the City.

12. MOTION – Consideration of an ordinance regarding the use of off-highway vehicles in Eagle Mountain City.

BACKGROUND: The proposed ordinance will require the registration of off-highway vehicles and regulate the operation of off-highway vehicles on the streets and roads of Eagle Mountain City. A draft ordinance was initially reviewed by the City Council on June 7, 2005 and was tabled until June 21, 2005 so revisions and additional study could take place. Since that time it has been decided that further review will take place and this item may be tabled for an additional period of time.

13. CONSENT AGENDA

A. Final Payment – Arrow Engineering – Citywide Trail System.

OTHER BUSINESS

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 17th day of June, 2005. 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 17th day of June, 2005 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
SPECIAL MEETING

June 28, 2005

Policy Session at 8:00 p.m.

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

8:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. FINAL PLAT – Consideration and approval of a Final Plat for Lone Tree – Plat B.

BACKGROUND: The Lone Tree subdivision is located off Pony Express Parkway and would be the most southern development of The Ranches to date. The Lone Tree B Final Plat was approved by the City Council on February 1, 2005, but was never recorded. The developer has requested an amendment to the approved plat which will remove the vest pocket along the northeast side of the Lone Tree Parkway collector road.

On June 21, 2005, citing section 7.7.7 of the Development Code and accepting the developer's proposal to increase lot frontage to 100 feet where there is direct driveway access onto Lone Tree Parkway, the City Council gave preliminary approval for the Lone Tree B Final Plat. Since this new design of four larger lots instead of the six smaller ones was not specifically reviewed by the Planning Commission, it has come back to that body for a recommendation to the City Council. Immediately following the Planning Commission meeting on June 28, 2005 the City Council will review this application again and take final action.

PUBLIC HEARING

2. ORDINANCE – Consideration And Approval an Ordinance of Eagle Mountain City, Utah Repealing Ordinance O-17-2004 and Enacting a New Compensation Plan for the Elected Officials of Eagle Mountain City.

BACKGROUND: Utah State Code section 10-3-818 outlines the procedure for increasing the salaries of elective officers in municipalities. Statute requires a formal motion to place the question of increasing compensation for elected officials on a future city council agenda where a public hearing is held. At the June 21, 2005 City Council meeting a motion was made to hold a public hearing on the issue for June 28, 2005.

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

This agenda is also available on the City's webpage at www.emcity.org

OTHER BUSINESS

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 17th day of **June, 2005**. 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 17th day of **June, 2005** 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

July 5, 2005

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 WAS CANCELLED – THIS WAS THE AGENDA PRIOR TO CANCELLATION****

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 interviewing candidates for the position of Fire Chief - Pursuant to Section 52-4-5(1)(a) of the Utah State Code Annotated.

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

- 2. DISCUSSION – Mayoral Vacancy Appointment Process – UCA 20A-1-510.**

CITY COUNCIL - NEW BUSINESS

- 3. This is an opportunity for members of the City Council to raise issues of information or concern.**

ADJOURNMENT

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**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**

This agenda is also available on the City's webpage at www.emcity.org

APPROVAL OF MINUTES

1. **MINUTES of City Council Meeting – June 22, 2005**
2. **MINUTES of Special City Council Meeting – June 28, 2005**

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 / CITY COUNCIL ITEMS

4. **COUNCIL COMMENTS**
5. **ANNOUNCEMENTS/UPCOMING EVENTS**
6. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

7. **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:

8. **DISCUSSION – Consideration of a request to amend the City logo on ladder signs in The Ranches.**

BACKGROUND: In April 2005, the City Council adopted a sign ordinance identifying specific locations where ladder signs may be located. Individuals are allowed to lease property within the City's right-of-way for these ladder signs. The ordinance also includes a schematic of the sign with a specific City logo required at the top of the signs. The signs are located on the shoulder of the City's right-of-way along streets classified as arterials or collectors. The intent of these signs is to direct motorists to model homes, subdivisions, and businesses in Eagle Mountain City.

Since inception of the ordinance, the City has leased approximately 26 sign locations throughout the City. The Ranches Homeowners Association has requested the allowance of an alternate logo for the top of the approved ladders signs within their development. If accepted, the City Council may direct staff to bring back an ordinance revision incorporating the new logo for The Ranches.

9. **AMENDED AGREEMENT – Consideration and approval of an amended sign lease agreement with Carl Allred.**

BACKGROUND: The City has approved Directional Off-Premise ladder signs located on the shoulder of the City's right-of-way along streets classified as arterials or collectors (i.e. Ranches Parkway, Pony Express Parkway, Eagle Mountain Blvd.). The purpose of these signs is to direct people to the model homes of builders within the City.

On April 19, 2005 Carl Allred entered into a sign lease agreement with the City for fifteen Model Home Ladder Sign locations within the Ranches. With this application he is requesting that one of the signs be relocated to better serve the needs of the homebuilders in the City. The sign is currently located on Half Mile Road at the entrance to the Kennekuk subdivision. Mr. Allred has requested that the sign be relocated to the west side of Pony Express Parkway by the southern entrance of the Lone Tree subdivision.

10. MOTION – Consideration and approval of an exception to Section 7.7.2 of the Development Code, cul-de-sac requirements, for O'Fallon's Bluff Preliminary Plat.

BACKGROUND: Section 7.7.2 of the Eagle Mountain City Development Code requires that no cul-de-sac may have a length that exceeds 500 feet measured to the center of the circle, serve more than 15 homes, or generate greater than 150 Average Daily Vehicle Trips, unless a waiver is granted by the City Council after receiving a recommendation by the Planning Commission.

The applicant is proposing a cul-de-sac with 17 lots at the end of Wyatt Earp Avenue in the proposed O'Fallon's Bluff subdivision in the Ranches. The Planning Commission held a public hearing for the Preliminary Plat on June 14, 2005 and subsequently approved it on June 28, 2005. In their motion they recommended to the City Council that this exception be allowed. This item now needs to be reviewed by the City Council.

11. ORDINANCE – Consideration and approval of an ordinance amending road classification guidelines.

BACKGROUND: Concerns have been expressed with preservation of roads in the City. Frequent use of the certain roads by construction vehicles can cause premature deterioration. This ordinance will add a road classification, called the Type 6 road, which is unsuitable for use by construction supply vehicles. The first road to be classified under this ordinance is the Sweetwater Road extension/Pony Express Parkway through the SITLA property.

12. AGREEMENT – Consideration and approval of a Materials Testing Contract with Epic Engineering.

BACKGROUND:

13. BID AWARD – Consideration and award of a bid for Mt. Airey Plat "A". (Arrow Construction)

BACKGROUND:

14. CONSENT AGENDA

- A. Partial Payment – Staker Parsons – 2004 Street Improvement Project
- B. Change Orders
 - i. Staker Parsons – 2004 Street Improvement Project (CO No. 8)
 - ii. Star Landscaping - Eagle Mountain Utility Admin Building (CO No. 1)
 - iii. RBI – 2004 Landscape Improvements (CO No. 4)
- C. Partial Bond Reduction – Pioneer Addition Phase IV – Eagle Mountain Properties

OTHER BUSINESS

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 **July, 2005**. 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 1st day of **July, 2005** 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

July 5, 2005

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

The July 5, 2005 City Council meeting has been canceled.

Have a great holiday weekend!

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 **July, 2005**. 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 1st day of **July, 2005** 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

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

This agenda is also available on the City's webpage at www.emcity.org

AGENDA
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING

July 12, 2005

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

- 2. DISCUSSION – Request to amend the City logo on ladders signs in The Ranches.**
- 3. DISCUSSION – Mayoral Vacancy Appointment Process – UCA 20A-1-510.**
- 4. DISCUSSION – Optional Forms of Government.**

CITY COUNCIL - NEW BUSINESS

- 5. This is an opportunity for members of the City Council to raise issues of information or concern.**

6:00 P.M. ADJOURNMENT

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

CALL TO ORDER
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – June 22, 2005**
- 2. MINUTES of Special City Council Meeting – June 28, 2005**

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

This agenda is also available on the City's webpage at www.emcity.org

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 / CITY COUNCIL ITEMS

4. **COUNCIL COMMENTS**
5. **ANNOUNCEMENTS/UPCOMING EVENTS**
6. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

7. **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 Kelvin E. Bailey was effective June 30, 2005 at 5:00 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 August 2, 2005 City Council meeting.

8. **AMENDED AGREEMENT – Consideration and approval of an amended sign lease agreement with Carl Allred.**

BACKGROUND: The City has approved Directional Off-Premise ladder signs located on the shoulder of the City's right-of-way along streets classified as arterials or collectors (i.e. Ranches Parkway, Pony Express Parkway, Eagle Mountain Blvd.). The purpose of these signs is to direct people to the model homes of builders within the City.

On April 19, 2005 Carl Allred entered into a sign lease agreement with the City for fifteen Model Home Ladder Sign locations within the Ranches. With this application he is requesting that one of the signs be relocated to better serve the needs of the homebuilders in the City. The sign is currently located on Half Mile Road at the entrance to the Kennekuk subdivision. Mr. Allred has requested that the sign be relocated to the west side of Pony Express Parkway by the southern entrance of the Lone Tree subdivision.

9. **MOTION – Consideration and approval of an exception to Section 7.7.2 of the Development Code, cul-de-sac requirements, for O'Fallon's Bluff and Preliminary Plat.**

BACKGROUND: Section 7.7.2 of the Eagle Mountain City Development Code requires that no cul-de-sac may have a length that exceeds 500 feet measured to the center of the circle, serve more than 15 homes, or generate greater than 150 Average Daily Vehicle Trips, unless a waiver is granted by the City Council after receiving a recommendation by the Planning Commission.

The applicant is proposing a cul-de-sac with 17 lots at the end of Wyatt Earp Avenue in the proposed O'Fallon's Bluff subdivision in the Ranches. The Planning Commission held a public hearing for the Preliminary Plat on June 14, 2005 and subsequently approved it on June 28, 2005. In their motion they recommended to the City Council that this exception be allowed. This item now needs to be reviewed by the City Council.

10. AGREEMENT – Consideration and approval of the IPP Unit 3 Project Agreement with Utah Associated Municipal Power Systems (UAMPS) and the Intermountain Power Project (IPP) Unit Three Confidentiality Agreement.

BACKGROUND: This agreement is to participate in the cost of investigation and design engineering for a new unit of the Intermountain Power Project. The project will allow the City to choose whether or not to buy power generation capacity which will eliminate the need to buy the city's share of the power provided by the project from others.

11. ORDINANCE – Consideration and approval of an ordinance amending road classification guidelines.

BACKGROUND: Concerns have been expressed with preservation of roads in the City. Frequent use of the certain roads by construction vehicles can cause premature deterioration. This ordinance will add a road classification, called the Type 6 road, which is unsuitable for use by construction supply vehicles. The first road to be classified under this ordinance is the Sweetwater Road extension/Pony Express Parkway through the SITLA property.

12. CONTRACT – Consideration and award of a contract for Mt. Airey Plat "A" Subdivision Improvements.

BACKGROUND: The City held a bid opening for subdivision improvements at Mt. Airey Plat "A". It is recommended the contract be awarded to the lone bidder, Arrow Construction. The City will use subdivision completion escrow funds in the amount of \$150,000 to finish the improvements and negotiate with the contractor to complete needed improvements, without landscaping, in that amount.

13. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement for Lone Tree – Final Plat B Amended.

BACKGROUND: The Lone Tree subdivision is located off Pony Express Parkway and is the most southern development of The Ranches to date. Currently there is no subdivision in close proximity to the proposed Lone Tree subdivision, although the Hidden Canyon subdivision is currently being constructed to the south. The amended final plat was approved by the City Council on June 28, 2005.

14. RESOLUTION – Consideration and adoption of a resolution endorsing cooperation in the voluntary Rocky Mountain Biomonitoring Arsenic study.

BACKGROUND: The Utah State Department of Health requests that the City endorse this voluntary study of heavy metals as part of an overall Rocky Mountain study. The City has received protocol for the study.

15. CONTRACT – Consideration and approval a Performance Contract with Little Texas and J. Marc Bailey.

BACKGROUND: With the success of the Blackhawk concert during Pony Express Days, interest has been expressed to hold more concerts in the City. This contract will allow the singing group Little Texas, and J. Marc Bailey to perform at the City's SilverLake Amphitheater on August 4, 2005.

16. CONSENT AGENDA

A. Partial Payment

- i. Staker Parsons – 2004 Street Improvement Project (PP No. 5)
- ii. RBI – 2004 Landscape Improvement Project (PP No. ____)

B. Change Orders

- i. Staker Parsons – 2004 Street Improvement Project (CO No. 6)
- ii. Star Landscaping - Eagle Mountain Utility Admin Building (CO No. 1)
- iii. RBI – 2004 Landscape Improvement Project (CO No. 4)

C. Revised Bond Letters

- i. Pioneer Addition Phase IV – Eagle Mountain Properties
- ii. Eagle's Gate Plat C – Centex Homes
- iii. The Woods Phase I – Spectrum Development

COMMUNICATION ITEMS

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

17. FINANCIAL REPORT – June 2005

18. 2006 MOUNTAINLAND Metropolitan Planning Organization (MPO) – Transportation Improvement Program – Public Comment Draft Document

OTHER BUSINESS

ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will recess into a closed executive session for the purpose of interviewing candidates for the position of Fire Chief - 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 **7th** day of **July, 2005**. 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 **7th** day of **July, 2005** 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

July 19, 2005

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

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

2. PRESENTATION – Format of Monthly Financial Report

CITY COUNCIL - NEW BUSINESS

3. This is an opportunity for members of the City Council to raise issues of information or concern.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. There are no minutes ready for approval.

PUBLIC COMMENTS

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

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

This agenda is also available on the City's webpage at www.emcity.org

MAYOR'S REPORT / CITY COUNCIL ITEMS

- 3. COUNCIL COMMENTS**
- 4. ANNOUNCEMENTS/UPCOMING EVENTS**
- 5. UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

- 6. FINAL PLAT – Consideration and approval of the Final Plat for Showdown at Eagle's Gate – Plat B.**

BACKGROUND: The Eagle's Gate subdivision is located south of Anthem on the Green and north of the Rock Creek condos.

- 7. SITE PLAN – Consideration and approval of a Site Plan for Holiday Oil Convenience Store, Car Wash and Gas Station**

BACKGROUND: Holiday Oil is proposing a convenience store, gas station, and car wash on a 1.90 acre parcel on the southwest corner of the Ranches and Pony Express intersection in the Ranches.

- 8. FINAL PLAT – Consideration and approval of the Final Plat for Valley View South – Plat A.**

BACKGROUND: Valley View Ranch South is located north of SR 73 between the North and Meadow Ranch Subdivisions. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005.

- 9. FINAL PLAT – Consideration and approval of the Final Plat for Valley View South – Plat B.**

BACKGROUND: Valley View Ranch South is located north of SR 73 between the North and Meadow Ranch Subdivisions. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005.

- 10. BID AWARD – Consideration and approval of the Bid for Eagle's Gate 12.47 KV Underground Main Feeder.**

- 11. CONSENT AGENDA**

A. There are no items on the consent agenda.

OTHER BUSINESS

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 **July, 2005**. 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 **14th** day of **July, 2005** 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**

July 19, 2005

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

4:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

AGENDA REVIEW

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

DISCUSSION/REVIEW ITEMS

2. PRESENTATION – Format of Monthly Financial Report
3. Discussion on Kennekuk Park

CITY COUNCIL - NEW BUSINESS

4. This is an opportunity for members of the City Council to raise issues of information or concern.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. There are no minutes ready for approval.

PUBLIC COMMENTS

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

**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**

This agenda is also available on the City's webpage at www.emcity.org

MAYOR'S REPORT / CITY COUNCIL ITEMS

- 3. COUNCIL COMMENTS**
- 4. ANNOUNCEMENTS/UPCOMING EVENTS**
- 5. UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

- 6. FINAL PLAT – Consideration and approval of the Final Plat for Showdown at Eagle's Gate – Plat B.**

BACKGROUND: The Eagle's Gate subdivision is located south of Anthem on the Green and north of the Rock Creek condos.

- 7. SITE PLAN – Consideration and approval of a Site Plan for Holiday Oil Convenience Store, Car Wash and Gas Station**

BACKGROUND: Holiday Oil is proposing a convenience store, gas station, and car wash on a 1.90 acre parcel on the southwest corner of the Ranches and Pony Express intersection in the Ranches.

- 8. FINAL PLAT – Consideration and approval of the Final Plat for Valley View South – Plat A.**

BACKGROUND: Valley View Ranch South is located north of SR 73 between the North and Meadow Ranch Subdivisions. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005.

- 9. FINAL PLAT – Consideration and approval of the Final Plat for Valley View South – Plat B.**

BACKGROUND: Valley View Ranch South is located north of SR 73 between the North and Meadow Ranch Subdivisions. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005.

- 10. BID AWARD – Consideration and approval of the Bid for Eagle's Gate 12.47 KV Underground Main Feeder.**

- 11. CONSENT AGENDA**

A. There are no items on the consent agenda.

OTHER BUSINESS

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 **July, 2005**. 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 **14th** day of **July, 2005** 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
July 28, 2005
8:00 p.m.

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

8:00 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER
PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

- 1. MOTION – Consideration and approval of the compensation package for Fire Chief.**

BACKGROUND:

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, 2005**. 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 **28th** day of **July, 2005** 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

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

This agenda is also available on the City's webpage at www.emcity.org

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

August 2, 2005

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 84043

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

DISCUSSION/REVIEW ITEMS

- 1. DISCUSSION – Bond Refunding Issues – Laura Lewis, Financial Advisor**
- 2. DISCUSSION – Valley View – Final Plats A & B**
- 3. DISCUSSION – Alternative Logos for Ranches Signage**
- 4. DISCUSSION – Final Payment for Terry Larsen Excavating – Administration Building**
- 5. REVIEW – Financial Report – July 2005**

AGENDA REVIEW

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

OTHER BUSINESS

- 7. Other business will be brought to the attention of the City Council.**

INTERVIEW OF MAYORAL CANDIDATES

- 8. The City Council will interview candidates to fill the interim mayoral vacancy.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

This agenda is also available on the City's webpage at www.emcity.org

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 REPORT / CITY COUNCIL ITEMS

2. COUNCIL COMMENTS
3. ANNOUNCEMENTS/UPCOMING EVENTS
4. UPCOMING AGENDA ITEMS / PUBLIC NOTICES

SCHEDULED ITEMS

5. **RESOLUTION – Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of not More Than \$22,000,000 Aggregate Principal Amount of Gas and Electric Revenue Refunding Bonds, Series 2005, 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.**

6. **ORDINANCE – Consideration and adoption of an ordinance allowing impact fee waivers for commercial use.**

BACKGROUND: The City Council finds that it is in the public interest to encourage development of commercial businesses within Eagle Mountain City. One incentive for commercial businesses would be the waiver of impact fees under certain circumstances. The ordinance details those provisions.

7. **FINAL PLAT – Consideration and approval of the Final Plat for Antelope Bench.**

BACKGROUND: Antelope Bench is located where Lake Mountain Road intersects with Sweetwater Road. Lots will be constructed on both the east and west sides of Lake Mountain Road.

8. **ORDINANCE – Consideration and approval of an ordinance amending the Sign Regulations for Eagle Mountain City.**

BACKGROUND: The City has approved Directional Off-Premise ladder signs located on the shoulder of the City's right-of-way along streets classified as arterials or collectors (i.e. Ranches Parkway, Pony Express Parkway, Eagle Mountain Blvd.). The purpose of these signs is to direct

people to the model homes of builders within the City. This ordinance amendment will allow alternative logos at the top of ladder signs to be approved by the City Council.

9. MOTION – Consideration of compensation plan for the Office of Mayor and setting a public hearing for August 16, 2005 at 7:00 p.m. to amend the compensation schedule for the Office of Mayor.

BACKGROUND: On June 28, 2005 the City Council passed an ordinance regarding salary for the Office of Mayor however specific details, other than a total of the compensation package, were not outlined. Utah State Code section 10-3-818 outlines the procedure for amending the salaries of elective officers in municipalities. Statute requires a formal motion to place the issue on a future City Council agenda where a public hearing is held.

10. MOTION – Consideration and selection of a candidate to serve the unexpired term created by the resignation of Mayor Kelvin Bailey.

BACKGROUND: The resignation of Mayor Kelvin E. Bailey was effective June 30, 2005 at 5:00 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 August 1, 2005 at 5:00 p.m. The person appointed to the office of Mayor will serve the unexpired remaining term of office ending January 2, 2006 at noon.

11. CONSENT AGENDA

A. There are no items on the consent agenda.

OTHER BUSINESS

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, 2005**. 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 **28th** day of **July, 2005** 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**

August 2, 2005

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 84043

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

DISCUSSION/REVIEW ITEMS

- 1. DISCUSSION – Bond Refunding Issues – Laura Lewis, Financial Advisor**
- 2. DISCUSSION – Valley View – Final Plats A & B**
- 3. DISCUSSION – Alternative Logos for Ranches Signage**
- 4. DISCUSSION – Final Payment for Terry Larsen Excavating – Administration Building**
- 5. REVIEW – Financial Report – July 2005**

AGENDA REVIEW

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

OTHER BUSINESS

- 7. Other business will be brought to the attention of the City Council.**

INTERVIEW OF MAYORAL CANDIDATES

- 8. The City Council will interview candidates to fill the interim mayoral vacancy.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**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**

This agenda is also available on the City's webpage at www.emcity.org

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 REPORT / CITY COUNCIL ITEMS

2. COUNCIL COMMENTS
3. ANNOUNCEMENTS/UPCOMING EVENTS
4. UPCOMING AGENDA ITEMS / PUBLIC NOTICES

SCHEDULED ITEMS

5. **RESOLUTION – Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of not More Than \$22,000,000 Aggregate Principal Amount of Gas and Electric Revenue Refunding Bonds, Series 2005, 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.**

6. **ORDINANCE – Consideration and adoption of an ordinance allowing impact fee waivers for commercial use.**

BACKGROUND: The City Council finds that it is in the public interest to encourage development of commercial businesses within Eagle Mountain City. One incentive for commercial businesses would be the waiver of impact fees under certain circumstances. The ordinance details those provisions.

7. **FINAL PLAT – Consideration and approval of the Final Plat for Antelope Bench.**

BACKGROUND: Antelope Bench is located where Lake Mountain Road intersects with Sweetwater Road. Lots will be constructed on both the east and west sides of Lake Mountain Road.

8. **ORDINANCE – Consideration and approval of an ordinance amending the Sign Regulations for Eagle Mountain City.**

BACKGROUND: The City has approved Directional Off-Premise ladder signs located on the shoulder of the City's right-of-way along streets classified as arterials or collectors (i.e. Ranches Parkway, Pony Express Parkway, Eagle Mountain Blvd.). The purpose of these signs is to direct

people to the model homes of builders within the City. This ordinance amendment will allow alternative logos at the top of ladder signs to be approved by the City Council.

9. PURCHASE OF LOTS IN KENNEKUK SUBDIVISION – Consideration of the purchase of Lot 41 and Lot 42 in Kennekuk Subdivision for park space.

Council Member Blackburn has requested that the Council formally consider using City funds to purchase Lot 41 and Lot 42 in the Kennekuk Subdivision as park space.

10. MOTION – Consideration of compensation plan for the Office of Mayor and setting a public hearing for August 16, 2005 at 7:00 p.m. to amend the compensation schedule for the Office of Mayor.

BACKGROUND: On June 28, 2005 the City Council passed an ordinance regarding salary for the Office of Mayor however specific details, other than a total of the compensation package, were not outlined. Utah State Code section 10-3-818 outlines the procedure for amending the salaries of elective officers in municipalities. Statute requires a formal motion to place the issue on a future City Council agenda where a public hearing is held.

11. MOTION – Consideration and selection of a candidate to serve the unexpired term created by the resignation of Mayor Kelvin Bailey.

BACKGROUND: The resignation of Mayor Kelvin E. Bailey was effective June 30, 2005 at 5:00 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 August 1, 2005 at 5:00 p.m. The person appointed to the office of Mayor will serve the unexpired remaining term of office ending January 2, 2006 at noon.

12. CONSENT AGENDA

A. There are no items on the consent agenda.

OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above amended agenda notice was posted in four public places within Eagle Mountain City limits on this **1st** day of **August, 2005**. 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 **1st** day of **August, 2005** 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.

DEANNA WHITNEY, Deputy Recorder

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

August 16, 2005

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

DISCUSSION/REVIEW ITEMS

- 1. DISCUSSION – Winter 2004-2005 Gas Rates**
- 2. REVIEW – Declaration of Candidacy Filings**
- 3. DISCUSSION – Mayor’s Items**

AGENDA REVIEW

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

OTHER BUSINESS

- 5. Other business will be brought to the attention of the City Council.**

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.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – June 22, 2005**
- 2. MINUTES of Special City Council Meeting – June 28, 2005**

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

This agenda is also available on the City’s webpage at www.emcity.org

3. MINUTES of City Council Meeting – July 12, 2005

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 REPORT / CITY COUNCIL ITEMS

- 5. COUNCIL COMMENTS**
- 6. ANNOUNCEMENTS/UPCOMING EVENTS**
- 7. UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
- 8. RECOGNITION – Volunteers at Little Texas/J. Marc Bailey Concert**
- 9. APPOINTMENTS – Selection and Appointment of Mayor Pro Tem**

SCHEDULED ITEMS

- 10. AGREEMENT – Consideration and Approval of the Kern River Facilities Agreement.**

BACKGROUND: The City has outgrown the size of its current natural gas pipeline connection. This agreement will allow Kern River to construct a larger connection to provide for existing homes and future growth.

- 11. RESOLUTION – Consideration and approval of a Resolution Authorizing Participation in the Utah State Firefighters Retirement System**

BACKGROUND: With the recent appointment of a fulltime fire chief in Eagle Mountain City, this resolution will fulfill a procedural requirement to provide fulltime retirement and part time death benefits for public safety individuals employed by the City.

- 12. MOTION – Consideration and approval of the Amended Sage Valley Master Development Agreement.**

BACKGROUND: This matter is on the agenda for final approval of the Amended Master Development Agreement. The Sage Valley Master Development Plan was originally approved with a density ceiling of up to 67 dwelling units. Plat A has 21 recorded dwelling units. Future plats would be eligible for 46 more dwelling units as currently approved. The applicant wishes to increase the overall density of the project to 100 units and bring the development under the City’s new Code. The re-zoning to the higher density was approved at an earlier city council meeting.

13. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Holiday Oil.

BACKGROUND: The Holiday Oil Convenience Store, Car Wash and Gas Station parcel is located at the southwest corner of The Ranches Parkway and Pony Express Parkway. The site plan was approved by the City Council on July 19, 2005. This agreement will incorporate the conditions of approval for development.

14. FINAL PLAT – Consideration and approval of the Final Plat for O’Fallon’s Bluff – Plat B.

BACKGROUND: O’Fallon’s Bluff Plat B is located in The Ranches along Golden Eagle Road. In September of 1999 the O’Fallon’s Bluff subdivision received Preliminary Plat approval. Since that time the applicant changed the subdivision layout to better accommodate the topography of the site. On August 9, 2005 the Planning Commission recommended approval of Plats B through E to the City Council.

15. FINAL PLAT – Consideration and approval of the Final Plat for O’Fallon’s Bluff – Plat C.

BACKGROUND: O’Fallon’s Bluff Plat C is located in The Ranches and will extend Butterfield Road from its existing location and connect it to the intersection of James Street and Ranches Parkway. In September of 1999 the O’Fallon’s Bluff subdivision received Preliminary Plat approval. Since that time the applicant changed the subdivision layout to better accommodate the topography of the site. On August 9, 2005 the Planning Commission recommended approval of Plats B through E to the City Council.

16. FINAL PLAT – Consideration and approval of the Final Plat for O’Fallon’s Bluff – Plat D.

BACKGROUND: O’Fallon’s Bluff Plat D is located in The Ranches at the end of Wyatt Earp Avenue. In September of 1999 the O’Fallon’s Bluff subdivision received Preliminary Plat approval. Since that time the applicant changed the subdivision layout to better accommodate the topography of the site. On August 9, 2005 the Planning Commission recommended approval of Plats B through E to the City Council.

17. FINAL PLAT – Consideration and approval of the Final Plat for O’Fallon’s Bluff – Plat E.

BACKGROUND: O’Fallon’s Bluff Plat E is located in The Ranches at the end of O’Fallon’s Way, north of the Eagle Top subdivision. In September of 1999 the O’Fallon’s Bluff subdivision received Preliminary Plat approval. Since that time the applicant changed the subdivision layout to better accommodate the topography of the site. On August 9, 2005 the Planning Commission recommended approval of Plats B through E to the City Council.

18. FINAL PLAT – Consideration and approval of the Final Plat for Mt. Airey – Plat B.

BACKGROUND: Mt. Airey Plat B is located north of The Ranches Golf Course Clubhouse. On February 13, 2001, the Planning Commission approved the Preliminary Plat, and on June 26, 2001, they recommended approval of the Final Plat to the City Council.

19. FINAL PLAT – Consideration and approval of the Final Plat for Mt. Airey – Plat C.

BACKGROUND: Mt. Airey Plat C is located north of Anthem on the Green in The Ranches. On May 22, 2001, the Planning Commission approved the Preliminary Plat and, on August 9, 2005 the Planning Commission recommended approval of the Final Plat to the City Council.

20. FINAL PLAT – Consideration and approval of the Final Plat for Valley View – Plat A.

BACKGROUND: Valley View Ranch South is located north of SR 73 between North Ranch and Meadow Ranch. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005. This item has been before the City Council several times so parties could come to consensus on the development.

21. FINAL PLAT – Consideration and approval of the Final Plat for Valley View – Plat B.

BACKGROUND: Valley View Ranch South is located north of SR 73 between North Ranch and Meadow Ranch. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005. This item has been before the City Council several times so parties could come to consensus on the development.

22. MOTION – Consideration and approval of the Disposal of Public Property in Mt. Airey.

BACKGROUND: The area designated for disposal is a small semi-circle in the Mt. Airey subdivision road. A guard house was originally proposed at the entrance to the subdivision and the right-of-way was enlarged to allow for the construction of such a facility. However, the roadway was not enlarged to accommodate a guard house, and it is no longer considered to be an amenity the developer will provide for this subdivision. Adjacent land owners would like to take this part of the City-owned right-of-way and include it in their lots. The City Council should determine if it agrees with the Planning Commission recommendation that the property is insignificant and may attach a nominal value for reimbursement of costs as a condition of transfer.

23. ORDINANCE – Consideration and approval of an ordinance amending the Sign Regulations for Eagle Mountain City.

BACKGROUND: The City has approved Directional Off-Premise ladder signs located on the shoulder of the City’s right-of-way along streets classified as arterials or collectors (i.e. Ranches Parkway, Pony Express Parkway, Eagle Mountain Blvd.). The purpose of these signs is to direct people to the model homes of builders within the City. This ordinance amendment will allow alternative logos at the top of ladder signs to be approved by the City Council.

24. MOTION – Consideration and approval of an Alternate Logo for Ladder Signs in the Ranches.

BACKGROUND: The Ranches Homeowners Association has submitted an alternate logo to go at the top of ladder signs in the City’s right-of-way. The HOA requests the City Council’s approval of the alternate logo design.

25. MEMORANDUM OF UNDERSTANDING – Consideration and approval of engagement of Utah Geological Survey for Groundwater Monitoring and Analysis.

BACKGROUND: This is a professional services engagement with Utah Geological Survey for a groundwater study.

26. MOTION – Consideration and authorization for the Mayor to Execute Water Right Exchange Documents.

BACKGROUND: The City holds a water right which was transferred to the City but which may only be used in Salt Lake County. The parties transferring the water to the City wish to exchange this right but have not completed their proposal.

27. CONSENT AGENDA

A. Partial Payments

- i. Staker Parsons – 2004 Street Improvement Project (PP No. 6)
- ii. RBI – 2004 Landscape Improvements (CO No. ____)

B. Change Orders

- i. Staker Parsons – 2004 Street Improvement Project (CO No. 7)
- ii. Terry Larsen Excavating – Utility Administration Building (CO No. 4)

C. Final Payments

- i. Terry Larsen Excavating – Utility Administration Building

OTHER BUSINESS

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 **August, 2005**. 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 **12th** day of **August, 2005** 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

September 6, 2005

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. DISCUSSION – Managing Media Relations – Chris Hillman**
- 2. REVIEW – Proposed Bi-annual City Survey (Dan Jones)**
- 3. REVIEW – Building in Eagle Mountain City: A benchmark study of subdivision inspection and building fees – Matt Michaelis**
- 4. REVIEW – Financial Report – August 2005**

AGENDA REVIEW

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

OTHER BUSINESS

- 6. Other business will be brought to the attention of the City Council.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – July 19, 2005**
- 2. MINUTES of Special City Council Meeting – August 2, 2005**
- 3. MINUTES of City Council Meeting – August 16, 2005**

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

This agenda is also available on the City's webpage at www.emcity.org

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 REPORT / CITY COUNCIL ITEMS

5. **COUNCIL COMMENTS**
6. **ANNOUNCEMENTS/UPCOMING EVENTS**
7. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
8. **INTRODUCTIONS – City Council/Mayoral Candidates**
9. **APPOINTMENT – Loreen Cole – Neighborhood Watch Coordinator**
10. **RECOGNITION – Various Citizens by Mayor David Lifferth**

SCHEDULED ITEMS

11. **MOTION – Consideration and approval of the Amended Sage Valley Master Development Agreement.**

BACKGROUND: This matter is on the agenda for final approval of the Amended Master Development Agreement. The Sage Valley Master Development Plan was originally approved with a density ceiling of up to 67 dwelling units. Plat A has 21 recorded dwelling units. Future plats would be eligible for 46 more dwelling units as currently approved. The applicant wishes to increase the overall density of the project to 100 units and bring the development under the City's new Code. The re-zoning to the higher density was approved at an earlier city council meeting.

12. **FINAL PLAT – Consideration and approval of the Final Plat for Valley View – Plat A.**

BACKGROUND: Valley View Ranch South is located north of SR 73 between North Ranch and Meadow Ranch. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005. This item has been before the City Council several times so parties could come to consensus on the development.

13. **FINAL PLAT – Consideration and approval of the Final Plat for Valley View – Plat B.**

BACKGROUND: Valley View Ranch South is located north of SR 73 between North Ranch and Meadow Ranch. The City Council approved the Valley View Master Development Plan on August 3, 2004. The Preliminary Plat was approved by the Planning Commission on December 14, 2004, and the Final Plats for Phases A and B were approved by the Planning Commission on February 8, 2005. This item has been before the City Council several times so parties could come to consensus on the development.

14. FINAL PLAT – Consideration and approval of the Final Plat for Jacobs Well – Plat B.

BACKGROUND: Jacob's Well Plat B is located in Smith Ranch south of the approved Liberty Farms subdivision and west of O'Fallon's Bluff.

On August 5, 2003 the City Council reviewed and approved Jacob's Well Plat A (4 lots) and B (6 lots) Final Plats, but they have never been recorded. The Sage Group recently submitted a revised layout for Plat B in which the vest pocket was removed and fronting onto Golden Eagle Road, a collector road in The Ranches. This is similar to the situation in Lone Tree B where the developer asked to remove the vest pocket because of the difficult rock they encountered in the hillsides. The Planning Commission recommended denial of the amendment due to the safety issues involved in the removal of the vest pockets.

The purpose of a "vest pocket" is to limit and consolidate driveway access, thus preserving the free-flowing nature of the collector or arterial traffic corridor. They typically involve a one-way travel lane separated from the main road by a landscaped median. Collector roads are intended to carry medium volumes of traffic at higher speeds. These roads are critical to moving traffic efficiently and creating safe neighborhoods and communities that function well.

15. MOTION – Consideration and approval of the Disposal of Public Property in Eagle Park.

BACKGROUND: An application has been submitted by a property owner in Eagle Park subdivision requesting that the City dispose of a portion of open space behind his home. This area is part of the recorded open space in the Eagle Park Phase 2 Plat. The applicant would like to extend the lot lines of his neighbors to the south and west to "square" off his rear yard

This application requires two formal actions from the City Council. First, they need to classify the City-owned property that is being proposed for disposal as either Significant or Insignificant. Second, the City Council needs to make a decision on the disposal of the property.

On August 23, 2005 the Planning Commission recommended that this property be classified as "Significant" based upon the criteria in Ordinance O-11-2003, and that it be disposed of to the applicant for a minimal charge to cover costs incurred by the City for the processing of the application. In addition, the Planning Commission indicated that the total price for the land to be sold should not exceed \$1000.

16. AGREEMENT – Consideration and approval of a monument sign lease agreement with Parkway Crossroads, LLC.

BACKGROUND: Section 15.7.2 of the City's Development Code contains a requirement that all new commercial developments must install monument signs for their projects. At the time this section was approved, there were two existing commercial developments in the Ranches (Parkway Crossroads and The Ranches Business Campus) that did not have a monument sign. A section was added to the sign ordinance to provide a way for these projects to retrofit their area with a sign.

The Planning Department has received Sign Permit Applications from Scot Hazard for the Parkway Crossroads project. The Planning Commission recommended the City Council allow the applicant enter into a lease agreement with the City to install a monument sign in the City's road right-of-way. The monument sign for Parkway Crossroads will be located along the Pony Express right-of-way.

17. AGREEMENT – Consideration and approval of a monument sign lease agreement with the Ralph Marsh Family Trust and W. Bruce Woodruff and for The Ranches Business Park.

BACKGROUND: Section 15.7.2 of the City's Development Code contains a requirement that all new commercial developments must install monument signs for their projects. At the time this section was approved, there were two existing commercial developments in the Ranches (Parkway Crossroads and The Ranches Business Campus) that did not have a monument sign. A section was added to the sign ordinance to provide a way for these projects to retrofit their area with a sign.

A Sign Permit Application has been received from Scot Hazard for the Business Campus project. The Planning Commission recommended the City Council allow the applicant to enter into a lease agreement with the City to install a monument sign in the City's road right-of-way. The monument sign for the Business Campus will be located along the Ranches Parkway right-of-way.

18. MOTION – Consideration and authorization to dispose of surplus personal property.

BACKGROUND: The City adopted Ordinance O-09-2004 that outlines the disposal of City owned personal property in 2004. With the move of the City Offices there is surplus property that the City should dispose.

The Administration Department has created a list of items that may be considered City surplus personal property. All City departments have been notified that these items are available for internal use otherwise the property will be disposed.

19. MOTION – Consideration and approval of an amendment to Eagle Mountain City's Personnel Policies and Procedures.

BACKGROUND: The proposed amendment clarifies the policy on social security retirement benefits and work hours for public safety employees.

20. CONSENT AGENDA

- A. Partial Payments
 - i. Counterpoint Construction – Pony Express Pump House (PP No. 1)
- B. Change Orders
 - i. Star Landscape – Utility Administration Building Landscaping (CO No. 2)
 - ii. Terry Larsen Excavating – Utility Administration Building (CO No. 4)
- C. Final Payments
 - i. Star Landscape – Utility Administration Building Landscaping

- ii. Terry Larsen Excavating – Utility Administration Building
- D. Final Bond Releases
 - i. Kiowa Valley – Plat A – Centex Homes
 - ii. Kiowa Valley – Plat B – Centex Homes
 - iii. Kiowa Valley – Plat C – Centex Homes
 - iv. Pioneer Addition – Phase VA - Eagle Mountain Properties

OTHER BUSINESS

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 **September, 2005**. 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 **2nd** day of **September, 2005** 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 14, 2005
4:00 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. SPECIAL SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER
PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

- 1. 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 Gas and Electric Revenue and Refunding Bonds, Series 2005 in the Aggregate Principal Amount of Not More Than \$22,000,000 (The "Series 2005 Bonds"); Awarding and Confirming the Sale of Said Series 2005 Bonds; Authorizing the Execution by the Issuer of a General Indenture of Trust, a First Supplemental Indenture of Trust, and Other Documents Required In Connection Therewith; Authorizing and Approving a Preliminary Official Statement and Final Official Statement; 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.**

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 **September, 2005**. 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 **13th** day of **September, 2005** 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

**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**

This agenda is also available on the City's webpage at www.emcity.org

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 20, 2005

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 – Wastewater Treatment Facility**
- 2. DISCUSSION – Contractual Agreements Regarding Engineering Services**
- 3. DISCUSSION – United Industries Proposal**

AGENDA REVIEW

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

OTHER BUSINESS

- 5. Other business will be brought to the attention of the City Council.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – September 6, 2005**

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

This agenda is also available on the City's webpage at www.eaglemountaincity.com

PUBLIC COMMENTS

2. **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 / CITY COUNCIL ITEMS

3. **COUNCIL COMMENTS**
4. **ANNOUNCEMENTS/UPCOMING EVENTS**
5. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

6. **DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Sundance Homes for Kiowa Valley - Plat D.**

BACKGROUND: The Kiowa Valley subdivision is located directly south of Freemont Springs. The final plat for Kiowa Valley – Plat D was approved November 16, 2004 and is being developed by Sundance Homes. This agreement details the terms of development, including bonding requirements and CC&R's.

7. **DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Sundance Homes for Kiowa Valley - Plat E.**

BACKGROUND: The Kiowa Valley subdivision is located directly south of Freemont Springs. The final plat for Kiowa Valley – Plat E was approved November 16, 2004 and is being developed by Sundance Homes. This agreement details the terms of development, including bonding requirements and CC&R's.

8. **DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Elkhorn Development, LLC for Mt. Airey – Plat B.**

BACKGROUND: The Mt. Airey Plat B subdivision is located north of The Ranches Golf Course Clubhouse. The final plat was approved on August 16, 2005. This agreement details the terms of development, including bonding requirements and CC&R's.

9. **DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with Elkhorn Development, LLC for Mt. Airey – Plat C.**

BACKGROUND: The Mt. Airey Plat C subdivision is located in The Ranches, north of Anthem on the Green. The final plat was approved on August 16, 2005. This agreement details the terms of development, including bonding requirements and CC&R's.

10. FINAL PLAT – Consideration and approval of the Final Plat for Lone Tree – Plat C.

BACKGROUND: The proposed Lone Tree Plat C is located at the western end of The Ranches Master Development Plan area, northeast of Lone Tree Plats A & B.

11. SITE PLAN – Consideration and approval of the Site Plan for Spring Valley – Plat C.

BACKGROUND: Spring Valley Plat C is located on Mt. Airey Drive, south of plats A and B. The project is located on the City's eastern boundary. The City's Development Code requires that all multi-family projects be reviewed through the Site Plan process. Site plans are to be reviewed by both the Planning Commission and City Council. The City Council has the final approval authority for this application. The Rock Creek Condos Phase 2 Site Plan was completed in 2002, concurrently with the Preliminary Plat.

12. FINAL PLAT – Consideration and approval of the Final Plat for the Spring Valley – Plat C.

BACKGROUND: Spring Valley Plat C is located on Mt. Airey Drive, south of plats A and B. The project is located on the City's eastern boundary.

13. SITE PLAN – Consideration and approval of the Site Plan for Rock Creek Condos – Phase 2.

BACKGROUND: The Rock Creek Condominiums are located at the intersection of Ranches Parkway and Pony Express Parkway. The City's Development Code requires that all multi-family projects be reviewed through the Site Plan process. Site plans are to be reviewed by both the Planning Commission and City Council. The City Council has the final approval authority for this application. The Rock Creek Condos Phase 2 Site Plan was completed in 2002, concurrently with the Preliminary Plat.

14. RECORD OF SURVEY – Consideration and approval of the Record of Survey for the Rock Creek Condos – Phase 2.

BACKGROUND: The Rock Creek Condominiums are located at the intersection of Ranches Parkway and Pony Express Parkway. A plat is the recording instrument used to define and divide real property into lots. A record of survey is used to define the physical units in a building. Essentially, the record of survey legally defines the space of each unit. Since this is a condominium project state law requires that this project use a record of survey to define the sellable property.

15. CONSENT AGENDA

- A. Change Order - Terry Larsen Excavating – Utility Administration Building (CO No. 4)
- B. Final Payment - Terry Larsen Excavating – Utility Administration Building
- C. Partial Payment - Delco Western – Pony Express Well (PP No. 1)

- D. Bond Reduction - The Woods – Spectrum Development
- E. Final Bond Releases - Mt. Airey – Plat D

OTHER BUSINESS

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 **September, 2005**. 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 at the Eagle Mountain City Fire Station/Telecom Building 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 **16th** day of **September, 2005** 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 29, 2005
5:30 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

5:30 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER
PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

- 1. MOTION – Consideration and appointment of Election Judges for the 2005 Primary and General Municipal Election in Eagle Mountain City.**

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 **September, 2005**. 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 **28th** day of **September, 2005** 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

**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**

This agenda is also available on the City's webpage at www.eaglemountaincity.org

AGENDA
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING
October 7, 2005
7:30 a.m.
Prairie Gate Office Building, 3688 East Campus Drive, Eagle Mtn, Utah 84043

7:30 A.M. SPECIAL WORK SESSION – CITY COUNCIL TOUR

- 7:30 a.m. **The City Council will assemble at the Prairie Gate Office Building and depart for the Timpanogos Special Service District (TSSD)**
- 8:00 a.m. **Timpanogos Special Service District**
6400 North 5050 West, Utah County (*American Fork Area*)
(Oxidation Ditch)
- 10:00 a.m. **Heber Valley Service District**
1000 East Main, Midway
(Aerated Lagoon and Land App)
- 11:00 a.m. **Lunch Break – Park City**
- 1:00 p.m. **Oakley Water Reclamation Facility**
Oakley, Utah – Summit County
(Membrane)
- 3:00 p.m. **Return to Eagle Mountain City**

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 **October, 2005**. 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 **5th** day of **October, 2005** 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

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

This agenda is also available on the City's webpage at www.eaglemountaincity.org

AGENDA
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING
October 12, 2005
5:30 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

5:30 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER
PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

- 1. MOTION – Formally certifying the election results from the 2005 Municipal Primary Election, including additional votes from Provisional Ballots, and declaring two mayoral candidates and the four council candidates with the highest votes eligible to be nominated to the General Municipal Election on November 8, 2005.**

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 **September, 2005**. These public places being two 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 **September, 2005** 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

**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**

This agenda is also available on the City's webpage at www.eaglemountaincity.org

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

October 18, 2005

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. UPDATE – Telecom Sale – Kip Wilson, Direct Communications**
- 2. DISCUSSION – Business License Amendments with regard to Home Businesses – Peter Spencer**
- 3. DISCUSSION – Community Center in the Ranches – Adam Lenhard**
- 4. REVIEW – September 2005 Financial Report – Gordon Burt**
- 5. REVIEW – Interlocal Agreement with North Utah Valley Animal Services Special Service District – Chris Hillman**
- 6. REPORT – Natural Gas Rates – Mark Sovine**
- 7. REPORT – Sewer Treatment Plant Tour – Mark Sovine**

AGENDA REVIEW

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

OTHER BUSINESS

- 9. Other business will be brought to the attention of the City Council.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

This agenda is also available on the City's webpage at www.eaglemountaincity.com

APPROVAL OF MINUTES

1. **MINUTES of City Council Meeting – August 16, 2005 (Verbatim Section)**
2. **MINUTES of City Council Meeting – September 6, 2005**
3. **MINUTES of Special City Council Meeting – September 14, 2005**
4. **MINUTES of City Council Meeting – September 20, 2005**
5. **MINUTES of Special City Council Meeting – September 29, 2005**
6. **MINUTES of City Council Tour – October 7, 2005**
7. **MINUTES of Special City Council Meeting – October 12, 2005**

PUBLIC COMMENTS

8. **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 / CITY COUNCIL ITEMS

9. **COUNCIL COMMENTS**
10. **ANNOUNCEMENTS / UPCOMING EVENTS**
11. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
12. **RECOGNITION – Library Director Michele Graves – Humanities Award**
13. **RECOGNITION – Teacher of the Month – Melinda Norman, Eagle Valley Elementary**
14. **RECOGNITION – Daphney Reynoso**
15. **INTRODUCTIONS – New Employees**

SCHEDULED ITEMS

16. **PUBLIC HEARING – Cedar Corners Rezone**
ORDINANCE – Consideration and approval of an ordinance rezoning property known as the Cedar Corners Rezone.

BACKGROUND: Cedar Corners is located in the City Center north of Eagle Point Plats G and H. The City’s General Plan categorizes the parcel’s future land use as Mixed-Use Residential. Application has been made to rezone this property from agricultural to residential. The Applicant will be required to come back to the City for future approval of a Preliminary Plat accompanied by a Development Agreement which specifies improvements to be contributed by the developer and any bonus density granted by the City. The Planning Commission recommended approval of the rezone on September 13, 2005.

17. **PUBLIC HEARING – Eagle Mountain City Development Code**
ORDINANCE – Consideration and adoption of an ordinance amending the Eagle Mountain City Development Code.

BACKGROUND: In the 2005 General Session of the Utah State Legislature, Senate Bill 60 was passed to amend several sections of the Utah Code concerning local land use development and management. This act is known as the Land Use Development and Management Act (LUDMA). This ordinance reflects changes to the Development Code to comply with LUDMA as well as minor housekeeping amendments.

18. PUBLIC HEARING – Eagle Mountain City General Plan

ORDINANCE – Consideration and adoption of a ordinance amending the Eagle Mountain City General Plan.

BACKGROUND: This ordinance reflects minor housekeeping amendments and clarifications to the City's General Plan, General Plan Maps and Transportation Land Use Map.

19. PUBLIC HEARING – Impact Fee Economic Analysis

MOTION – Consideration and approval of the Impact Fee Economic Analysis.

BACKGROUND: A copy of the Amended Economic Analysis has been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. This will approve the Economic Analysis which justifies the impact fees.

20. PUBLIC HEARING – Impact Fee Amendments

ORDINANCE – Consideration and adoption of an ordinance amending the Impact Fees for Eagle Mountain City.

BACKGROUND: Copies of the Proposed Impact Fees Enactment and Ordinance have been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. The ordinance proposes to increase impact fees for public services provided by the City and takes into consideration reimbursement agreements for certain developments.

21. PUBLIC HEARING – CDBG Proposals

DISCUSSION – Consideration and review of CDBG Proposals for FY 2006.

BACKGROUND: 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.

22. INTERLOCAL AGREEMENT – Consideration and approval of an Interlocal Agreement between Eagle Mountain City and the North Utah Valley Animal Services Special Service District.

BACKGROUND: This agreement is an Interlocal agreement to be entered into between the North Utah Valley Animal Services Special Service District and other cities, including Eagle Mountain City. It will provide animal shelter services to the City.

23. MOTION – Consideration and approval of an Alternate Logo for Ladder Signs in The Ranches.

BACKGROUND: The sign ordinance was recently amended to allow approval of alternate logos at the top of ladders signs at the discretion of the City Council. The Ranches Homeowners Association has submitted an alternate logo to go at the top of ladder signs in the City's right-of-way. The HOA requests the City Council's approval of the alternate logo design.

24. ORDINANCE – Consideration and adoption of an ordinance amending the disposition of City-owned Surplus Personal Property.

BACKGROUND: Eagle Mountain City has an ordinance which regulates the disposal of City-owned property. Currently any property disposal requires City Council approval. This ordinance will allow administrative review and disposal for property valued under \$2,000.

25. RESOLUTION – Consideration Of A Resolution Of The City Council Of Eagle Mountain City, Utah, Appointing A Board Of Equalization And Review For The Eagle Mountain City, Utah Special Improvement District No. 2000-1; Setting The Dates For The Board Of Equalization To Hear And Consider Objections And Corrections To A Corrected Assessment List Of The District; Authorizing The City Recorder To Publish And Mail A Notice Of Meeting Of Said Board Of Equalization And Review; And Related Matters

BACKGROUND: This resolution is the first step in the process to refund the 2000-1 SID bonds. This refunding will further reduce the debt of the City. Following a timeline, the City should complete this process prior to December 31, 2005. The 2000-1 SID encompasses parts of The Ranches area.

26. CONSENT AGENDA

- A. Partial Payments
 - i. Arrow Engineering – Mt. Airey Completion (PP No. 1)
 - ii. RBI – Landscape Project (PP No. 6)
- B. Change Order
 - i. RBI – Landscape Project (CO No. 5)

OTHER BUSINESS

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 **October, 2005**. 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 **October, 2005** 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 18, 2005

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. UPDATE – Telecom Sale – Kip Wilson, Direct Communications**
- 2. DISCUSSION – Business License Amendments with regard to Home Businesses – Peter Spencer**
- 3. DISCUSSION – Community Center in the Ranches – Adam Lenhard**
- 4. REVIEW – September 2005 Financial Report – Gordon Burt**
- 5. REVIEW – Interlocal Agreement with North Utah Valley Animal Services Special Service District – Chris Hillman**
- 6. REPORT – Natural Gas Rates – Mark Sovine**
- 7. REPORT – Sewer Treatment Plant Tour – Mark Sovine**

AGENDA REVIEW

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

OTHER BUSINESS

- 9. Other business will be brought to the attention of the City Council.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**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**

This agenda is also available on the City's webpage at www.eaglemountaincity.com

APPROVAL OF MINUTES

1. **MINUTES of City Council Meeting – August 16, 2005 (Verbatim Section)**
2. **MINUTES of City Council Meeting – September 6, 2005**
3. **MINUTES of Special City Council Meeting – September 14, 2005**
4. **MINUTES of City Council Meeting – September 20, 2005**
5. **MINUTES of Special City Council Meeting – September 29, 2005**
6. **MINUTES of City Council Tour – October 7, 2005**
7. **MINUTES of Special City Council Meeting – October 12, 2005**

PUBLIC COMMENTS

8. **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 / CITY COUNCIL ITEMS

9. **COUNCIL COMMENTS**
10. **ANNOUNCEMENTS / UPCOMING EVENTS**
11. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
12. **RECOGNITION – Library Director Michele Graves – Humanities Award**
13. **RECOGNITION – Teacher of the Month – Melinda Norman, Eagle Valley Elementary**
14. **RECOGNITION – Daphney Reynoso**
15. **INTRODUCTIONS – New Employees**

SCHEDULED ITEMS

16. **PUBLIC HEARING – Cedar Corners Rezone**
ORDINANCE – Consideration and approval of an ordinance rezoning property known as the Cedar Corners Rezone.

BACKGROUND: Cedar Corners is located in the City Center north of Eagle Point Plats G and H. The City’s General Plan categorizes the parcel’s future land use as Mixed-Use Residential. Application has been made to rezone this property from agricultural to residential. The Applicant will be required to come back to the City for future approval of a Preliminary Plat accompanied by a Development Agreement which specifies improvements to be contributed by the developer and any bonus density granted by the City. The Planning Commission recommended approval of the rezone on September 13, 2005.

17. **PUBLIC HEARING – Eagle Mountain City Development Code**
ORDINANCE – Consideration and adoption of an ordinance amending the Eagle Mountain City Development Code.

BACKGROUND: In the 2005 General Session of the Utah State Legislature, Senate Bill 60 was passed to amend several sections of the Utah Code concerning local land use development and management. This act is known as the Land Use Development and Management Act (LUDMA). This ordinance reflects changes to the Development Code to comply with LUDMA as well as minor housekeeping amendments.

18. PUBLIC HEARING – Eagle Mountain City General Plan

ORDINANCE – Consideration and adoption of a ordinance amending the Eagle Mountain City General Plan.

BACKGROUND: This ordinance reflects minor housekeeping amendments and clarifications to the City's General Plan, General Plan Maps and Transportation Land Use Map.

19. PUBLIC HEARING – Impact Fee Economic Analysis

MOTION – Consideration and approval of the Impact Fee Economic Analysis.

BACKGROUND: A copy of the Amended Economic Analysis has been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. This will approve the Economic Analysis which justifies the impact fees.

20. PUBLIC HEARING – Impact Fee Amendments

ORDINANCE – Consideration and adoption of an ordinance amending the Impact Fees for Eagle Mountain City.

BACKGROUND: Copies of the Proposed Impact Fees Enactment and Ordinance have been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. The ordinance proposes to increase impact fees for public services provided by the City and takes into consideration reimbursement agreements for certain developments.

21. PUBLIC HEARING – CDBG Proposals

DISCUSSION – Consideration and review of CDBG Proposals for FY 2006.

BACKGROUND: 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.

22A. INTERLOCAL AGREEMENT – Consideration and approval of an Interlocal Agreement between Eagle Mountain City and the North Utah Valley Animal Services Special Service District.

BACKGROUND: This agreement is an Interlocal agreement to be entered into between the North Utah Valley Animal Services Special Service District and other cities, including Eagle Mountain City. It will provide animal shelter services to the City.

22B. RESOLUTION – Consideration and Approval of a Resolution amending the Consolidated Fee Schedule to increase Natural Gas Rates.

BACKGROUND: Recently the City has experienced wholesale rate increases for Natural Gas, therefore the City is proposing a rate increase from \$7.25 to \$10 per decatherm.

23. MOTION – Consideration and approval of an Alternate Logo for Ladder Signs in The Ranches.

BACKGROUND: The sign ordinance was recently amended to allow approval of alternate logos at the top of ladders signs at the discretion of the City Council. The Ranches Homeowners Association has submitted an alternate logo to go at the top of ladder signs in the City's right-of-way. The HOA requests the City Council's approval of the alternate logo design.

24. ORDINANCE – Consideration and adoption of an ordinance amending the disposition of City-owned Surplus Personal Property.

BACKGROUND: Eagle Mountain City has an ordinance which regulates the disposal of City-owned property. Currently any property disposal requires City Council approval. This ordinance will allow administrative review and disposal for property valued under \$2,000.

25. RESOLUTION – Consideration Of A Resolution Of The City Council Of Eagle Mountain City, Utah, Appointing A Board Of Equalization And Review For The Eagle Mountain City, Utah Special Improvement District No. 2000-1; Setting The Dates For The Board Of Equalization To Hear And Consider Objections And Corrections To A Corrected Assessment List Of The District; Authorizing The City Recorder To Publish And Mail A Notice Of Meeting Of Said Board Of Equalization And Review; And Related Matters

BACKGROUND: This resolution is the first step in the process to refund the 2000-1 SID bonds. This refunding will further reduce the debt of the City. Following a timeline, the City should complete this process prior to December 31, 2005. The 2000-1 SID encompasses parts of The Ranches area.

26. CONSENT AGENDA

A. Partial Payments

- i. Arrow Engineering – Mt. Airey Completion (PP No. 1)
 - ii. RBI – Landscape Project (PP No. 6)
- B. Change Order
 - i. RBI – Landscape Project (CO No. 5)

OTHER BUSINESS

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 **17th** day of **October, 2005**. 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 **17th** day of **October, 2005** 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
SPECIAL CITY COUNCIL / JOINT PUBLIC WORKS BOARD MEETING
October 27, 2005

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

1. PRESENTATION – Feasibility Study for Wastewater Treatment Options.

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 **26th** day of **October, 2005**. These public places being two 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 **26th** day of **October, 2005** 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

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

This agenda is also available on the City's webpage at www.eaglemountaincity.org

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

November 1, 2005

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 – October 2005 Financial Report – Gordon Burt**
- 2. DISCUSSION – Jordan River Water Project for Hidden Valley LLC**
- 3. PRESENTATION – Utah Quality Growth Community – Mike Hansen**
- 4. REVIEW – Wastewater Treatment Feasibility Study**

AGENDA REVIEW

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

OTHER BUSINESS

- 6. Other business will be brought to the attention of the City Council.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – September 6, 2005**
- 2. MINUTES of Special City Council Meeting – September 14, 2005**
- 3. MINUTES of City Council Meeting – September 20, 2005**

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

This agenda is also available on the City's webpage at www.eaglemountaincity.com

4. **MINUTES of City Council Tour – October 7, 2005**
5. **MINUTES of City Council Meeting – October 18, 2005**

PUBLIC COMMENTS

6. **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 / CITY COUNCIL ITEMS

7. **COUNCIL COMMENTS**
8. **ANNOUNCEMENTS / UPCOMING EVENTS**
9. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

10. **MOTION – Consideration and approval of a Wastewater Treatment Feasibility Study for the South Service Area.**

BACKGROUND: The City Council will review the recommendation of the Public Works Board with respect to a preferred alternative for wastewater treatment for the south service area of the city and the Facility Planning Alternatives Report by Epic Engineering as reviewed and supplemented by Bowen Collins Associates and select one or more preferred alternatives for enlargement of the facilities for wastewater treatment for the south service area to be presented for funding to the Utah Water Quality Board.

11. **ORDINANCE – Consideration and adoption of an ordinance amending the Eagle Mountain City Development Code.**

BACKGROUND: In the 2005 General Session of the Utah State Legislature, Senate Bill 60 was passed to amend several sections of the Utah Code concerning local land use development and management. This act is known as the Land Use Development and Management Act (LUDMA). This ordinance reflects changes to the Development Code to comply with LUDMA as well as minor housekeeping amendments. A public hearing was held on this issue on October 18, 2005.

12. **ORDINANCE – Consideration and adoption of an ordinance amending the Eagle Mountain City General Plan.**

BACKGROUND: This ordinance reflects minor housekeeping amendments and clarifications to the City’s General Plan, General Plan Maps and Transportation Land Use Map. A public hearing was held on this issue on October 18, 2005.

13. MOTION – Consideration and approval of the Impact Fee Economic Analysis.

BACKGROUND: A copy of the Amended Economic Analysis has been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. The public hearing was held on this issue on October 18, 2005. This will approve the Economic Analysis which justifies the impact fees.

14. ORDINANCE – Consideration and adoption of an ordinance amending the Impact Fees for Eagle Mountain City.

BACKGROUND: Copies of the Proposed Impact Fees Enactment and Ordinance have been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. The ordinance proposes to increase impact fees for public services provided by the City and takes into consideration reimbursement agreements for certain developments. A public hearing was held on this issue on October 18, 2005.

15. FINAL PLAT – Consideration and approval of the Final Plat for Mt. Airey – Plat E.

BACKGROUND: Mt. Airey Plat E is a one lot subdivision located along the north side of Mt. Airey Drive adjacent to the proposed Spring Valley townhomes. The Planning Commission approved the Preliminary Plat on October 25, 2005 and recommended approval of the Final Plat. A portion of the property is included in the Mt. Airey Drive right-of-way and is in the process of being disposed of by the City to the applicant. Approval of this plat leaves only two lots remaining for future Mt. Airey development.

16. FINAL PLAT – Consideration and approval of the Final Plat for Spring Valley.

BACKGROUND: Spring Valley is located along S.R. 73 in the northeast corner of The Ranches. The applicant is proposing an attached multi-family subdivision. The zoning of the parcel allows both high-density residential and commercial land uses. On January 18, 2005 the City Council gave Final Plat approval for Spring Valley B and on September 20, 2005 they gave Final Plat approval for Spring Valley C. Since that time the developer decided on a new builder and a new product type. Among other things, this new application is different from the original in that it reduces the overall number of units from 97 to 80 and each unit now has a two-car garage instead of a one-car garage. The square footage of each unit has also been increased. The entire project is now one phase instead of three separate phases. On October 25, 2005, the Planning Commission recommended approval of the Site Plan and the Final Plat to the City Council.

17. RESOLUTION – Consideration and Approval of a Resolution amending the Consolidated Fee Schedule to increase various fees and rates.

BACKGROUND: This resolution updates information and fees in the following areas: utility shut-off procedures, inspection fees, and administrative fees for handling dog licensing.

18. RESOLUTION – Consideration and Approval of a Resolution amending the Consolidated Fee Schedule for Telecom.

BACKGROUND: This resolution reflects minor housekeeping amendments and updates in various fees to be consistent with other Telecom providers.

19. CONSENT AGENDA

A. Partial Payments

- i. TASCO Engineering – Main Feeder Extension (PP No. 1)
- ii. RBI – 2005 Landscape Project (PP No. 7)
- iii. Staker Parson – Street Improvements (PP No. 7)

B. Change Order

- i. RBI – 2005 Landscape Project (CO No. 6)

OTHER BUSINESS

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 **October, 2005**. 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 **October, 2005** 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
BOARD OF EQUALIZATION MEETING

November 10 and 11, 2005 - 5:00 – 6:00 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 Boardmember to participate

5:00 P.M. CITY COUNCIL CHAMBERS

CALL TO ORDER
PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

PUBLIC HEARING - The Board of Equalization for the 2000-1 Special Improvement District will meet to hear information from any person who believes himself/herself to be aggrieved, including facts relating to any direct or indirect benefits accruing to any tract, block, lot or parcel of property in the district or relating to the amount of the proposed corrected assessment against any tract, block, lot or parcel.

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, 2005**. 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 **9th** day of **November, 2005** 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

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

This agenda is also available on the City's webpage at www.eaglemountaincity.com

AGENDA
BOARD OF EQUALIZATION MEETING

November 12, 2005 - 10:00 – 11:00 a.m.

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

This meeting may be held telephonically in order for a Boardmember to participate

5:00 P.M. CITY COUNCIL CHAMBERS

CALL TO ORDER
PLEDGE OF ALLEGIANCE

SCHEDULED ITEMS

PUBLIC HEARING - The Board of Equalization for the 2000-1 Special Improvement District will meet to hear information from any person who believes himself/herself to be aggrieved, including facts relating to any direct or indirect benefits accruing to any tract, block, lot or parcel of property in the district or relating to the amount of the proposed corrected assessment against any tract, block, lot or parcel.

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, 2005**. 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 **9th** day of **November, 2005** 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

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

This agenda is also available on the City's webpage at www.eaglemountaincity.com

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

November 15, 2005

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. REPORT – Selection Committee Recommendation – Sewer Treatment Plant RFP's.**

AGENDA REVIEW

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

MAYOR'S BUSINESS

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

OTHER BUSINESS

- 4. Other business will be brought to the attention of the City Council.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

- 1. MINUTES of City Council Meeting – September 6, 2005**
- 2. MINUTES of Special City Council Meeting – September 14, 2005**

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

This agenda is also available on the City's webpage at www.eaglemountaincity.com

3. **MINUTES of City Council Tour – October 7, 2005**
4. **MINUTES of City Council Meeting – November 1, 2005**

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.)

MAYOR’S REPORT / CITY COUNCIL ITEMS

6. **COUNCIL COMMENTS**
7. **ANNOUNCEMENTS / UPCOMING EVENTS**
8. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**
9. **RECOGNITION – Teacher of the Month – Mr. Riggs, Eagle Valley Elementary**

SCHEDULED ITEMS

10. **MOTION – Formally certifying the election results from the 2005 Municipal General Election, including additional votes from Provisional Ballots, and declaring the mayoral candidates and the two council candidates with the highest votes elected to the office of Mayor and City Council.**

BACKGROUND: Pursuant to State law, it is necessary that the City Council, as the Board of Canvassers, canvass the election no later than fourteen days after the completion of the election. The candidates with the greatest votes will be declared elected.

11. **PUBLIC HEARING – Sunrise at Kiowa Rezone**
ORDINANCE – Consideration and approval of an ordinance rezoning property known as the Sunrise at Kiowa Rezone.

BACKGROUND: The Sunrise at Kiowa rezone is a 20-acre parcel located directly south of the Kiowa Valley subdivision. The property is proposed to be rezoned from the agricultural zone to the residential base density zone.

12. **PUBLIC HEARING – Lone Tree Plat E Rezone**
ORDINANCE – Consideration and approval of an ordinance rezoning property known as the Lone Tree Plat E Rezone.

BACKGROUND: The proposed Lone Tree E project is located at the western end of The Ranches Master Development Plan area, northeast of Lone Tree A, B, & C. This is a 66-acre parcel proposed to be rezoned from the agricultural zone to the residential base density zone.

13. 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: 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 and CC&R’s.

14. DEVELOPMENT AGREEMENT – Consideration and approval of a Development Agreement with The Sage Group, L.C. for Mt. Airey - Plat E.

BACKGROUND: The Mt. Airey subdivision is located north of The Ranches Golf Course Clubhouse. The final plat has been approved and is being developed by The Sage Group, L.C. This agreement details the terms of development, including bonding requirements and CC&R’s.

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

BACKGROUND: 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 and CC&R’s.

16. MOTION – Consideration and approval of the Final Plat for Heatherwood.

BACKGROUND: Prema Homes and Centarra Development have submitted applications for the Final Plat and Site Plan for the Heatherwood project in The Ranches. The Heatherwood development is located in between the Eagle’s Gate and Anthem on the Green subdivisions in The Ranches. The applicant is proposing an attached multi-family subdivision with 200 lots on 20.45 acres.

17. MOTION – Consideration and approval of the Heatherwood Site Plan.

BACKGROUND: Prema Homes and Centarra Development have submitted applications for the Final Plat and Site Plan for the Heatherwood project in The Ranches. This is a multi-family development located in between the Eagle’s Gate and Anthem on the Green subdivisions in The Ranches.

18. MOTION – Consideration and approval of the Spring Valley Revised Site Plan.

BACKGROUND: Spring Valley is located along S.R. 73 in the northeast corner of The Ranches. The City’s Development Code requires that all multi-family projects be reviewed through the Site

Plan process. Since original approval of the Spring Valley Site Plan the Applicant made minor changes to the building elevations and floor plans which affected the Site Plan. The Planning Commission reviewed the changes on November 9, 2005 and recommended approval. The City Council has final approval authority for site plans.

19. MOTION – Consideration and approval of a Wastewater Treatment Plant Feasibility Study Contract with Beard International.

BACKGROUND: The City Council will consider an agreement with Beard International to compensate the contractor for the value of services rendered to the City in connection with the wastewater treatment plant feasibility study submitted to the State of Utah Division of Water Quality.

20. MOTION – Consideration and approval of a Wastewater Treatment Plant Engineer.

BACKGROUND: The City Council will receive a recommendation from the Committee appointed to review engineering proposals for the design of the proposed wastewater treatment plant and select a design engineer for the treatment facility.

21. MOTION – Consideration and approval of the Impact Fee Economic Analysis.

BACKGROUND: A copy of the Amended Economic Analysis has been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. The public hearing was held on this issue on October 18, 2005. This will approve the Economic Analysis which justifies the impact fees.

22. ORDINANCE – Consideration and adoption of an ordinance amending the Impact Fees for Eagle Mountain City.

BACKGROUND: Copies of the Proposed Impact Fees Enactment and Ordinance have been available for public inspection at the City Recorder's Office and the Public Library since October 3, 2005. A notice was published in the newspaper indicating the information was available for review and a public hearing would take place. The ordinance proposes to increase impact fees for public services provided by the City and takes into consideration reimbursement agreements for certain developments. It imposes fees as justified in the Economic Analysis. A public hearing was held on this issue on October 18, 2005.

23. ORDINANCE – Consideration And Adoption Of A First Supplemental Assessment Ordinance Amending And Supplementing Assessment Ordinance No. 006-2001 Adopted On April 25, 2001; Confirming And Approving A New Assessment List And Reaffirming The Levying Of An Assessment Against Certain Properties In Eagle Mountain City, Utah Special Improvement District No. 2000-1, Utah County, Utah, For The Purpose Of Paying The Costs Of Acquiring, Constructing And Installing Irrigation, Landscaping, Trails, Wells, Fencing,

Utilities, Curb And Gutter, Roads, A Gas Regulator Station, And A Water Storage Tank And Other Related Improvements (Collectively, The “Improvements”); Amending The Assessment Prepayment Provisions; Reaffirming The Establishment Of A Reserve Fund And Stabilization Reserve Fund; Establishing The Effective Date Of This First Supplemental Assessment Ordinance; And Related Matters.

BACKGROUND: This ordinance is the refunding assessment ordinance for SID 2000-1 which is the culmination of Board of Equalization meetings held on November 10, 11, and 12. Parties were allowed to dispute assessments before the Board of Equalization.

24. MOTION – Consideration and approval of the Fleet Policies and Procedures Manual.

BACKGROUND: This policy establishes procedures to ensure that Eagle Mountain City’s fleet units are selected, acquired, utilized and maintained in a manner that provides the best possible support to City operations through economical fleet management.

25. RESOLUTION – Consideration and adoption of a Resolution Authorizing a Request and Petition to the Central Utah Water Conservancy District (CUWCD) for a Wholesale Treated Water Contract to Provide Water to the City and Related Matters.

BACKGROUND: Eagle Mountain City needs additional water resources to serve its growing population. This resolution will enable the City to petition the Central Utah Water Conservancy District for an allocation and commitment of water under terms and conditions of a Wholesale Treated Water Contract to be negotiated.

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

BACKGROUND: Eagle Mountain City participates in the Utah Local Governments Trust to provide assistance, advice, counsel, and casualty, property and liability insurance, and benefits. This resolution will approve the amended and restated agreement for The Trust.

27. CONSENT AGENDA

A. Partial Payments

- i. RBI – 2005 Landscape Project (PP No. 7)
- ii. Counterpoint Construction – Pony Express Well (PP No. 2)

B. Change Order

- i. RBI – 2005 Landscape Project (CO No. 6)
- ii. Counterpoint Construction – Pony Express Well (CO No. 1)

C. Final Bond Release – beginning of warranty period

- i. SilverLake 1C
- ii. SilverLake 2A
- iii. SilverLake 2B
- iv. SilverLake 3
- v. Anthem on the Green – Phase I

- D. Release from Warranty
 - i. Cold Springs – Phase II

COMMUNICATION ITEMS

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

28. MEMO – Lot Size, Frontage & Setbacks from Kent Partridge, Building Official.

OTHER BUSINESS

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 **November, 2005**. 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 **November, 2005** 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 6, 2005

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 – Summary of Final Results for the City Survey – Dan Jones**
- 2. PRESENTATION & DISCUSSION – Terasen**
- 3. REVIEW – Financial Report – November 2005 – Gordon Burt**
- 4. REVIEW – Recommendation of Open Space Disposal – Adam Lenhard**
- 5. DISCUSSION – Natural Gas Rates**

AGENDA REVIEW

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

MAYOR’S BUSINESS

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

OTHER BUSINESS

- 8. Other business will be brought to the attention of the City Council.**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

This agenda is also available on the City’s webpage at www.eaglemountaincity.com

APPROVAL OF MINUTES

1. **MINUTES of City Council Meeting – September 6, 2005 (amended)**
2. **MINUTES of Special City Council Meeting – September 14, 2005**
3. **MINUTES of City Council Tour – October 7, 2005**
4. **MINUTES of Joint City Council/Public Works Board Meeting – October 27, 2005**
5. **MINUTES of City Council Meeting – November 1, 2005 (amended)**
6. **MINUTES of City Council Meeting – November 15, 2005**

PUBLIC COMMENTS

7. **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 / CITY COUNCIL ITEMS

8. **COUNCIL COMMENTS**
9. **ANNOUNCEMENTS / UPCOMING EVENTS**
10. **UPCOMING AGENDA ITEMS / PUBLIC NOTICES**

SCHEDULED ITEMS

11. **PUBLIC HEARING – Mt. Airey Right-of-Way & Plat “A” Amendment
ORDINANCE – Consideration and approval of an ordinance approving the amendment of the Mt. Airey Plat “A” right-of-way.**

BACKGROUND: When Mt. Airey was first designed, a guard house was proposed at the entrance to the subdivision and the right-of-way was enlarged to allow for the construction of such facility. However, the roadway was not enlarged to accommodate a guard house, and it is no longer considered to be an amenity the developer will provide for this subdivision. This application will amend the Mt Airey Plat A to remove approximately 100 ft. of the excess road width and public right-of-way. The adjacent landowners have requested to take ownership of that part of the City-owned right-of-way and include it in their lots. On November 22, 2005, the Planning Commission reviewed this proposal in conjunction with a public hearing and recommended approval to the City Council.

12. **MOTION – Consideration and approval of the Spring Valley Revised Site Plan.**

BACKGROUND: Spring Valley is located along SR 73 in the northeast corner of The Ranches. The City’s Development Code requires that all multi-family projects be reviewed through the Site Plan process. Since original approval of the Spring Valley Site Plan the Applicant made minor changes to the building elevations and floor plans which affected the Site Plan. The Planning Commission reviewed the changes on November 9, 2005 and recommended approval. The City

Council has final approval authority for site plans. This item was tabled from the November 15, 2005 City Council meeting to enable the City Council to view rear elevations in greater detail.

13. AGREEMENT – Consideration and approval of an Agreement with Zions Bank for Electronic Check Processing.

BACKGROUND: The agreement will approve a 90-day trial period for the electronic processing of checks in the Utility office.

14. AGREEMENT – Consideration and amendment to extend an Agreement with Family Solutions for computer support services.

BACKGROUND: This agreement will be an extension of an agreement for IT technical support services with Family Solutions. The extension will be for three years at the same rate as the previous agreement.

15. AGREEMENT – Consideration and approval of an Agreement with the Utah Division of Parks and Recreation for the Trails Grant.

BACKGROUND: Eagle Mountain City has been approved for grant funding from the federal Recreational Trails Program to assist with Phase I of the Pony Express Regional Trail. The grant, in the amount of approximately \$52,000, will be matched by the City.

16. 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.

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

18. MOTION – Consideration and approval of the amended CC&R's for Overland Trails Phase IIIA Subdivision.

BACKGROUND: Typically CC&R's are not enforced or approved by Eagle Mountain City, however when the original plat for Overland Trails III A was approved by the City, the CC&R's included a provision that amendments must be approved by the City Council. Tuscany Homes has purchased the Overland Trails Phase IIIA and would like to make amendments to the CC&Rs.

19. ORDINANCE – Consideration and approval of an Ordinance Designating Municipal Offices Requiring Personnel Action with the Advice and Consent of the City Council.

BACKGROUND: This ordinance will designate municipal offices requiring the consent of the City Council for personnel actions and establish the office of the Eagle Mountain City Municipal Engineer.

20. MOTION – Consideration and approval of the City Council Meeting schedule for 2006, and directing such notice to be published in the paper.

BACKGROUND: 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 2006 will follow previous years with meetings *generally* held on the first and third Tuesday of each month.

21. CONSENT AGENDA

A. Change Order

i. Staker Parsons – 2004 Street Improvements (CO No. 8)

ii. Delco Western – Pony Express Well Pumphouse (CO No.1)

B. Partial Payments – Staker Parsons – 2004 Street Improvements (PP No. 8)

C. Final Payment – Delco Western – Pony Express Well Pumphouse

OTHER BUSINESS

MAYOR’S BUSINESS

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 **December, 2005**. 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 **December, 2005** 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