

# Eagle Mountain City Council Agendas 2016

## *Dates of City Council Meetings:*

- January 5, 2016
- January 19, 2016
- January 26, 2016
- February 2, 2016
- February 16, 2016
- March 1, 2016
- March 15, 2016
- April 5, 2016
- April 19, 2016
- May 3, 2016
- May 17, 2016
- June 21, 2016
- July 5, 2016
- July 19, 2016
- August 2, 2016
- August 16, 2016
- September 6, 2016
- September 20, 2016
- October 4, 2016
- October 18, 2016
- November 1, 2016
- November 15, 2016
- December 6, 2016

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

January 5, 2016

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

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

*\*\* This meeting may be held telephonically to allow a member of the City Council to participate \*\**

*\*This agenda is subject to change with a minimum 24-hour notice\**

**4:00 P.M OATH OF OFFICE** – Newly Elected City Council Members (4-year terms – January 5<sup>th</sup> 2016 to January 2020)

- I. Council Member Colby Curtis
- II. Council Member Stephanie Gricius
- III. Council Member Benjamin Reaves

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
9. APPOINTMENTS
  - A. Cemetery Board
    - i. Marianne Smith
    - ii. Jared Gray

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

**In accordance with the American with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation 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 801-789-6610.**

- iii. Wendy Lojik
- B. Library Board
  - i. Lesley Hatch
  - ii. Tyler Shimakonis
- C. Military and Veterans Advisory Board
  - i. Lois Leikam
  - ii. Mike Ditto
  - iii. Matt Clouttier
- D. Planning Commission
  - i. Mike Owens
- E. Youth City Council Advisory Board
  - i. Ryan Ireland

## **CONSENT AGENDA**

- 10. MINUTES
  - A. December 1, 2015 – Regular City Council Meeting
- 11. RESOLUTION
  - A. Appointing Mack Straw to the Timpanogos SSD Board

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

- 12. A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Porter’s Crossing Town Center Master Development Plan Map.
- B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Porter’s Crossing Town Center Master Development Agreement.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* This applicant-proposed amendment to the Porter's Crossing Town Center Master Development Plan Map and Agreement maintains the same number of units but amends the unit types and locations, and relocates parks and local roads.

### **PUBLIC HEARING**

- 13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17 of the Eagle Mountain Municipal Code Regarding Standards for Construction Trailers, Sign Regulations, Sign Permits and the Residential Zone.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed ordinance amends Chapter 17.10 and 17.75 of the Municipal Code defining the term “Temporary Construction Trailers” and permitting their use within the City. It amends Chapter 17.25 to correct and ensure language is consistent from chapter to chapter. A change is also made to *Table 17.30.110 (C) Tier III Residential Bonus Density Entitlements (Required)* that clarifies the requirement for Tier III amenities. It also amends Chapter 17.80 to include a fine structure for violations to sign regulations and sign permits.

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapters 7 and 12 of the Eagle Mountain Municipal Code Regarding Fire Arms.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed amendment to the Eagle Mountain Municipal Code will bring Eagle Mountain into compliance with State law regarding firearms.

15. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule Regarding Franchise Fees, Construction Trailer Fees and Code Enforcement Fines.

BACKGROUND: *(Presented by Staff)* The proposed resolution amends the Consolidated Fee Schedule to amend the franchise fee, adopt construction trailer fees and adopt fines for signage violations.

16. AGREEMENT – Consideration of an Agreement between Eagle Mountain City and Utah Youth Soccer, Inc., League #20.

BACKGROUND: *(Presented by Parks & Recreation Director Brad Hickman)* The Parks and Recreation Department and the Utah Youth Soccer Inc., Orem League #20 have agreed that UYSI will administer the Eagle Mountain Youth Soccer program. The agreement documents the terms under which the program will be administered.

17. Trailhead Townhomes Planned Unit Development.

A. AGREEMENT - Ratification of a Stipulation Regarding the Improvement Bond for the Trailhead Townhomes PUD, Plat A between Eagle Mountain City and Central Bank.

B. AGREEMENT - Ratification of a Mutual Release of Claims Agreement between Eagle Mountain City, Central Bank and Banner Bank Related to the Improvement Escrow Fund Agreement for the Trailhead Townhomes PUD, Plat A.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed agreements document a settlement of pending litigation involving the improvement escrow bond for the Trailhead Townhomes Planned Unit Development, Plat A.

18. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

19. CITY COUNCIL BOARD LIAISON ASSIGNMENTS

20. COMMUNICATION ITEMS

A. Upcoming Agenda Items

21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 30<sup>th</sup> day of December, 2015, on the Eagle Mountain City bulletin board, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL WORK SESSION  
January 19, 2016  
2:00 p.m.  
17800 Camp Williams Road, Bluffdale, UT 84065

*\*\* This meeting may be held telephonically to allow an individual to participate \*\**

**2:00 PM – BUDGET WORK SESSION – Camp Williams Officers Club**

*Discussion Items Only – no action will be taken on the budget.*

1. CALL TO ORDER
2. DISCUSSION OF CITY VISION AND CURRENT BUDGET – Mayor, Council and the Administration will discuss the current budget and vision for the City.
3. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 14<sup>th</sup> day of January, 2016, on the Eagle Mountain City bulletin board, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

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

AGENDA  
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING  
January 26, 2016  
3:30 p.m.  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

*\*\* This meeting may be held telephonically to allow an individual to participate \*\**

**3:30 PM – BUDGET WORK SESSION – COUNCIL CHAMBERS**

*Discussion Items Only – no action will be taken on the budget.*

1. CALL TO ORDER
2. DISCUSSION OF PROPOSED BUDGET – Mayor, Council and Department Heads will discuss specific budget needs.
3. ADJOURNMENT

CERTIFICATE OF POSTING

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AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

February 2, 2016

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

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

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*\*This agenda is subject to change with a minimum 24-hour notice\**

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the professional competence of an individual pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. PRESENTATION – Utah Municipal Clerks Association Presentation of Certification to Deputy Recorder Johna Rose.
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
10. APPOINTMENTS
  - A. Eagle Mountain City Recorder – Fionnuala B. Kofoed
  - B. Eagle Mountain City Treasurer – David Mortensen
  - C. Parks and Recreation Advisory Board
    - i. Jerry Chizmadia

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- ii. Drew Curley
- iii. Jared Gray
- iv. Amy Plott
- v. Jake Webb

## CONSENT AGENDA

- 11. MINUTES
  - A. January 5, 2016 – Regular City Council Meeting
- 12. BOND RELEASES – Into Warranty
  - A. Sweetwater, Phase 5
  - B. Sweetwater, Phase 6
- 13. CHANGE ORDER
  - A. Community Development Building Basement Project – Magleby Construction, Inc.
- 14. FY 2015 AUDIT – Acceptance of the FY 2015 Financial Audit (*Ron Stewart*)
- 15. ENTRANCE SIGNS
  - A. Porter’s Crossing Town Center Entrance Sign
  - B. SilverLake Entrance Sign (east entrance)

## SCHEDULED ITEMS

- 16. AGREEMENT – Consideration of an Impact Fee Reimbursement Agreement between Eagle Mountain City and RCA65, LLC.

BACKGROUND: (*Presented by City Attorney Jeremy Cook*) The proposed reimbursement agreement documents the terms and conditions for reimbursement of certain impact fees to RCA65, LLC for water, wastewater, storm water, and road improvements that were larger than necessary to service RCA65’s property.

- 17. CENTRAL UTAH WATER AGREEMENTS
  - A. Consideration of an Amended and Restated Water Supply Agreement between Central Utah Water Conservancy District and Eagle Mountain City for Sale of CWP Municipal and Industrial Water.
  - B. Consideration of an Amended and Restated Water Supply Agreement between Central Utah Water Conservancy District and Eagle Mountain City for Sale of CWP Municipal and Industrial Water.

BACKGROUND: (*Presented by City Attorney Jeremy Cook*) The proposed amendments to the 2009 and 2010 Agreements primarily amend the take-down schedules in the Agreements and correspondingly increase the cost per acre-foot of the water in conjunction with the delay in the take-down schedule.

- 18. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual.



BACKGROUND: *(Presented by City Staff)* The proposed amendment to the Eagle Mountain City Policies and Procedures Manual updates the benefit policy for part-time employees, policy also amends the \$50 holiday premium pay policy, removes the Sunday premium pay and makes other general updates.

19. BID AWARD – Consideration and Award of Bid to Gunthers, Inc. for the Installation of an HVAC System for the Community Development Building Basement Project.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed bid is for the installation of the heating, air conditioning and ventilation system for the Community Development basement completion project. This project was bid separately in order to save costs.

20. BID AWARD – Consideration and Award of Bid to Able Access Elevator for the installation of an Elevator for the Community Development Building Basement Project.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The City Council approved the award of the elevator contract in February of 2015, but was unable to obtain bids for the rest of the basement project until recently. City staff contacted the elevator contractor to revive the elevator bid. The agreement proposed by the contractor removed liability for damages arising from an improperly installed elevator. On the advice of the City Attorney, City staff proposes considering the low bid for this project nonresponsive for failure to accept liability, rejecting the bid, and awarding the project to the next lower bidder.

21. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

22. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

23. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

24. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **28<sup>th</sup> day of January, 2016**, on the Eagle Mountain City bulletin board, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

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

**February 16, 2016**

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

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

*\*\* This meeting may be held telephonically to allow a member of the City Council to participate \*\**

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

**CONSENT AGENDA**

9. MINUTES
  - A. February 2, 2016 – Regular City Council Meeting
10. BOND RELEASE – Out of Warranty
  - A. Valley View, Plat A, Phase 5

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## SCHEDULED ITEMS

### **PUBLIC HEARING**

11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Rezoning Approximately 101 Acres from Agriculture to Residential.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* This is an applicant-proposed rezone of approximately 101 acres from Agriculture to Residential. The project is located along Lake Mountain Road and comprised of 1 acre lots or larger and is known as the Eagle Mountain Benches.

### **PUBLIC HEARING**

12. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting an Impact Fee Enactment for a Park Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The Park Impact Fee Enactment adopts the IFFP and IFA and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.

### **PUBLIC HEARING**

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17 of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed ordinance clarifies the approval criteria for rezoning in Chapter 17.90 Rezoning of Property, and restricts rezone applications from being accepted within one (1) year of a failed rezone attempt. Other amendments included changes to Chapter 17.10 Definitions, and setback requirements in Chapter 17.25 Residential Zone.

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 8.05 and Chapter 10.10 of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed ordinance amends Chapter 8.05 Solid Waste Management of the Municipal Code adding a definition for illegal dumping, clarifies prohibited acts and adopts fines for Code Enforcement. Chapter 10.10 is amended to clarify winter parking restrictions and restrictions for parking on streets for an extended period of time.

15. AGREEMENT – Consideration of an Agreement between Eagle Mountain City and Utah Valley University (UVU) to Allow UVU to Use a Portion of the Business Incubator Development Space for the Purpose of Providing Educational Courses in the Community.

BACKGROUND: *(Presented by Economic Development Director Ikani Taumoepeau)* The proposed agreement is to allow UVU to use parts of the Business Incubator Development Program building, that the City leases from Star West Eagle Mountain Properties LLC, to provide educational courses within the community.

16. BID AWARD – Consideration and Award of Bid for the North Area Water Line Project.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed bid is for a water line project that will provide water from the CWP pipeline to the North Service Area creating a more efficient water source for the existing residents as well for as new construction in the northern area of the City.

17. BID AWARD – Consideration and Award of Bid to Musco Lighting/J&J Electric for the Design and Installation of Lighting at the Cory Wride Memorial Park Quad Fields.

BACKGROUND: *(Presented by Economic Director Ikani Taumoepeau)* The proposed bid is for the design and installation of lighting at the Cory Wride Memorial Park quad fields.

18. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

BACKGROUND: *(Presented by Staff)* The proposed resolution adopts library fees for the use of electronic devices, and adopts fines for damage and replacement costs. It also reflects an increase in recycling fees and adopts fines for parking violations, illegal dumping and accumulation of construction debris on City streets.

19. MOTION – Consideration and Approval of Appointment of a City Councilmember as Mayor Pro Tempore.

BACKGROUND: *(Presented by Mayor Chris Pengra)* The City Council will appoint a Councilmember as Mayor Pro Tempore to cover for the Mayor in the event of his absence.

20. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

21. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

22. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

23. ADJOURNMENT

CERTIFICATE OF POSTING

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Fionnuala B. Kofoed, MMC, City Recorder

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

**March 1, 2016**

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

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
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**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*

**CONSENT AGENDA**

9. MINUTES
  - A. February 16, 2016 – Regular City Council Meeting

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**Please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.**

## SCHEDULED ITEMS

### PUBLIC HEARING

10. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Evans Ranch Master Development Agreement and Master Development Plan.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed amendment to the Master Development Agreement and Master Development Plan involves moving the school site to the east and the townhome site to the west, reducing the number of townhome units from 166 to 149, and adding 30 single-family lots to the west of the townhomes. The property is located south of Pony Express Parkway and east of Porter's Crossing Parkway. The Amendment to the Master Development Agreement includes an Impact Fee Reimbursement Agreement for transportation and water.

11. AGREEMENT – Consideration of Addendum #2 to the Agreement between Eagle Mountain City and Ace Disposal, Inc. for Solid Waste Disposal and Recycling Services.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* Because of an increase in the cost associated with recycling, it is necessary for Ace to adjust the cost that the City will pay Ace for recycling services within the City. The proposed addendum documents the increase, terms and conditions.

12. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Recycling Fees.

BACKGROUND: *(Presented by Staff)* The proposed resolution reflects an increase in recycling fees for recycling services provided by Ace Disposal, Inc.

13. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the First Amendment for the Valley View Master Development Agreement.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The Valley View Master Development Agreement requires that the developers of the project complete a public park prior to issuance of the 150<sup>th</sup> building permit for the project. The City has determined that a smaller park with better amenities would be more beneficial to residents, and has therefore agreed to convey to Edge Land Investments property for two additional lots adjacent to the park, which will increase the amount of funds available to build a park with more amenities.

14. MOTION- Consideration of a Site Plan for a Holiday Oil Convenience Store, Gas Station and Car Wash.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* This site plan application is for a Holiday Oil convenience store, gas station and car wash that will be located on the southwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway.

15. MOTION – Consideration of a Site Plan Fee Waiver for a Dentist Office.

BACKGROUND: *(Presented by Economic Development Director Ikani Taumoepeau)* Dr. Joel Featherstone has requested that the site plan fees for Pony Express Dental, which will be located in the Eagle Mountain City Center, be waived.

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18. COMMUNICATION ITEMS

A. Upcoming Agenda Items

19. ADJOURNMENT

CERTIFICATE OF POSTING

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Fionnuala B. Kofoed, MMC, City Recorder

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

March 15, 2016

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

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. Presentation – Envision Utah / Your Utah, Your Future
  - B. Presentation – Langvardt Design Group / Cory Wride Memorial Park, Phasing Plan
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
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**7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS**

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8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
9. APPOINTMENTS
  - A. Parks and Recreation Advisory Board
    - i. Mellissa Clark
    - ii. Cougar Hall

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## CONSENT AGENDA

### 10. MINUTES

A. March 1, 2016 – Regular City Council Meeting

## SCHEDULED ITEMS

### PUBLIC HEARING

#### 11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Oak Hollow Master Development Plan.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* Previously known as Evans Ranch North, the proposed amendment to the Oak Hollow Master Development Plan replaces all of the townhome units with single family dwellings. The project is located directly north of Evans Ranch and south of Pony Express Parkway. This item is only for discussion and will be presented for approval at a later date along with the Master Development Agreement and preliminary plat.

#### 12. MOTION- Consideration of Glenmar Ranches, Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed Glenmar Ranches, Preliminary Plat consists of 12 single family lots and is located at the north end of Lake Mountain Road, and south of the connection to Pony Express Parkway.

#### 13. MOTION- Consideration of Trailhead Townhomes, Amended Final Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed amendment to the Trailhead Townhomes plat removes the pool and clubhouse requirement. The project was recorded in June 2008 but went through foreclosure and was never completed. Analysis of the 65 unit development shows that the projected homeowner's association fees, to cover the maintenance costs, would be extremely high and difficult to maintain. The project is located south of Eagle Valley Elementary.

#### 14. AGREEMENT – Consideration of an Agreement for Professional Services between Eagle Mountain City, Utah, and NetWize, Inc., for IT Services.

BACKGROUND: *(Presented by Economic Development Director Ikani Taumoepeau)* NetWize has provided IT support to Eagle Mountain City since 2013. The City recently processed an RFP as the agreement with NetWize expired. Two responses were received and upon evaluation of the proposals, staff recommends that the City continues to contract with NetWize for IT services.

#### 15. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

#### 16. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

17. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report

18. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **10<sup>th</sup> day of March, 2016**, on the Eagle Mountain City bulletin board, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

April 5, 2016

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

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

*\*\* This meeting may be held telephonically to allow a member of the City Council to participate \*\**

*\*This agenda is subject to change with a minimum 24-hour notice\**

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. Presentation – Outrage / Utah County Health Department
  - B. Discussion – Spring Run Fencing
  - C. Presentation – FY 2016-2017 Preliminary Budget
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
9. PRESENTATION – Sewer Department Award for Outstanding Waste Water Service
10. APPOINTMENT
  - A. Parks and Recreation Advisory Board – Tyler Shimakonis, 3-year term

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

**In accordance with the American with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation 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 801-789-6610.**

## CONSENT AGENDA

### 11. MINUTES

A. March 15, 2016 – Regular City Council Meeting

### 12. RESOLUTION

A. Approving the Eagle Mountain Municipal Wastewater Planning Program

## SCHEDULED ITEMS

### **PUBLIC HEARING**

#### 13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Oak Hollow Master Development Plan.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed amendment to the Oak Hollow Master Development Plan replaces all of the townhome units with 130 single family dwellings. The project is located directly north of Evans Ranch and south of Pony Express Parkway. This development was previously known as Evans Ranch North. The Master Development Plan was presented to the City Council as a discussion item at its March 15, 2016 meeting.

### **PUBLIC HEARING**

#### 14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.60 of the Eagle Mountain Municipal Code for Landscaping, Buffering, Fencing and Transitions and Chapter 17.80 for Sign Regulations and Sign Permitting.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed ordinance amends Chapter 17.160 of the Municipal Code by removing the required turf percentage from table 17.60.160(a), adding Chapter 17.60.090 for Water Wise Landscaping Standards, and adding illustrations to Chapter 17.80 for Sign Regulations and Sign Permitting to provide clarity to the sign regulation requirements.

#### 15. MOTION – Consideration of a Site Plan for the Pony Express Dental Office.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed 1.64 acre commercial building for the Pony Express Dental Office is located south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway.

#### 16. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

#### 17. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

### 18. COMMUNICATION ITEMS

A. Upcoming Agenda Items

### 19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **31<sup>st</sup> day of March, 2016**, on the Eagle Mountain City bulletin board, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

May 3, 2016

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

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

*\*\* This meeting may be held telephonically to allow a member of the City Council to participate \*\**

*\*This agenda is subject to change with a minimum 24-hour notice\**

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. Discussion – UFA Wildland Fires, Battalion Chief Riley Pilgrim
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
9. PRESENTATION – Paraprofessional Certificate Presented to Michele Graves by Nancy Haight Representing the Utah Library Association.
10. PRESENTATION – TAP Award Presented by Brent Oakeson, Utah Local Governments Trust.
11. APPOINTMENT
  - A. Youth Council Advisors

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

**In accordance with the American with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation 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 801-789-6610.**

- i. Tawni Ireland
- ii. Heather Woffinden

## CONSENT AGENDA

- 12. MINUTES
  - A. April 19, 2016 – Regular City Council Meeting

## SCHEDULED ITEMS

- 13. A. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Oak Hollow Master Development Agreement.
- B. MOTION – Consideration of the Oak Hollow Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed Oak Hollow Master Development Agreement and preliminary plat comprise 130 residential lots. The project is located directly north of Evans Ranch and south of Pony Express Parkway. This development was previously known as Evans Ranch North. The Master Development Plan was approved by the City Council at its April 5, 2016 meeting.

- 16. RESOLUTION – Approval of a Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2015-2016 and Setting a Public Hearing for Adoption of the Final Budget.

BACKGROUND: *(Presented by Finance Director/Assistant City Administrator Paul Jerome)* The State Code requires that the City Council review and tentatively adopt a budget by the first regularly scheduled meeting in May; additionally, the City Council needs to establish the time and place of the public hearing before the final budget is adopted. The public hearing will be scheduled on May 19, 2015 and the final budget will be adopted on June 16, 2015.

- 14. MOTION – Consideration of the Evans Ranch, Plat E, Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed Evans Ranch, Plat E, preliminary plat has a total of 24 lots on a 6.55 acre parcel. The property is included in the Evans Ranch Master Development project and is located east of Porter’s Crossing Parkway.

- 15. MOTION – Consideration of the Eagle Mountain Commercial, Plat A, Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed Eagle Mountain Commercial, Plat A, preliminary plat is a two lot subdivision on a 10.25 acre parcel. Lot 1 of the subdivision is where the Pony Express Dental Office will be built. The property is located south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway in City Center.

- 16. MOTION – Consideration of the Valley View Plat A, Phase 7B, Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed plat creates two half-acre lots on a portion of the property that was dedicated to the City with the Valley View Ranch Plat A, Phase 7 subdivision in 2015. The property will be conveyed to Wasatch Land Company (Edge Homes) in exchange for additional amenities and park improvements. The Valley View Master Development Agreement was amended on March 1, 2016 to allow for this exchange.

17. MOTION – Consideration of the Utah County 2016 Municipal Recreation Grant Project.

BACKGROUND: *(Presented by Staff)* The Utah County Commission has determined the funding for the 2016 Municipal Recreation Grant Program. Funds for this program come from the Tourism, Recreation, Culture and Convention Tax and the allocation is determined by population, based on the 2013 State of Utah Official Census Data. Eagle Mountain’s proposed project is for the installation of an asphalt trail in the Hidden Canyon Park that would connect to the Bud Evans Trail. All County funds are available on a reimbursement basis.

18. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

19. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

20. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **14<sup>th</sup> day of April, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



AGENDA  
EAGLE MOUNTAIN CITY COUNCIL MEETING

May 3, 2016

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

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

*\*\* This meeting may be held telephonically to allow a member of the City Council to participate \*\**

*\*This agenda is subject to change with a minimum 24-hour notice\**

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. Discussion – UFA Wildland Fires, Battalion Chief Riley Pilgrim
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
9. APPOINTMENTS
  - A. Youth Council Advisors
    - i. Tani Ireland
    - ii. Heather Woffinden

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

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation 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 801-789-6610.**

## CONSENT AGENDA

### 10. MINUTES

A. April 19, 2016 – Regular City Council Meeting

### 11. BOND RELEASE – Into Warranty

A. SilverLake Plat 14

## SCHEDULED ITEMS

### 12. A. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Oak Hollow Master Development Agreement.

B. MOTION – Consideration of the Oak Hollow Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed Oak Hollow Master Development Agreement and preliminary plat comprise 130 residential lots. The project is located directly north of Evans Ranch and south of Pony Express Parkway. This development was previously known as Evans Ranch North. The Master Development Plan was approved by the City Council at its April 5, 2016 meeting.

### 13. AGREEMENT – Consideration of a Franchise Agreement between Eagle Mountain City, Utah, and Comcast of California / Massachusetts / Michigan / Utah, LLC.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed franchise agreement documents the terms and conditions for Comcast to install, operate, repair and maintain a cable services network within Eagle Mountain City.

### 14. AGREEMENT – Consideration of a Professional Service Agreement between Eagle Mountain City, Utah, and CRSA for the Eagle Mountain 2016 General Plan Update.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The professional service agreement documents the terms and conditions for CRSA to complete the City's General Plan update. CRSA specializes in planning, urban design, land architecture and architecture.

### 15. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2016-2017 and Setting a Public Hearing for Adoption of the Final Budget.

BACKGROUND: *(Presented by Finance Director/Assistant City Administrator Paul Jerome)* The State Code requires that the City Council review and tentatively adopt a budget by the first regularly scheduled meeting in May. Additionally, the City Council needs to establish the time and place of the public hearing before the final budget is adopted. The public hearing will be scheduled on May 17, 2016 and the final budget will be adopted on June 21, 2016.

### 16. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

17. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
18. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **28<sup>th</sup> day of April, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN  
CITY COUNCIL MEETING AND  
REDEVELOPMENT AGENCY MEETING

**May 17, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. Discussion – UFA Wildland Fires, Battalion Chief Riley Pilgrim
  - B. Presentation – Transportation Master Plan, InterPlan
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. INTRODUCTION / REPORT – Introduction of Miss Eagle Mountain 2016 Kaylie Blacka and report from Miss Eagle Mountain 2015 Ella Barlow.

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

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.**

10. PRESENTATION – Paraprofessional Certificate Presented to Michele Graves by Nancy Haight Representing the Utah Library Association.

## **CONSENT AGENDA**

11. MINUTES
  - A. May 3, 2016 – Regular City Council Meeting
12. BOND RELEASE – Into Warranty
  - A. Evans Ranch, Plat A
13. BOND RELEASES – Out of Warranty
  - A. Evans Ranch, Plat B2
  - B. Evans Ranch, Plat B3

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

14. ORDINANCE – Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2015-2016 Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance amends the Fiscal Year 2015-2016 Budget for increases in the General Government, Enterprise, Capital Projects, Debt Service and Impact Fees funds.

### **PUBLIC HEARING**

15. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2016-2017 Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* State statute requires that the City Council hold a public hearing on the proposed budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 3, 2016. The final budget will be the document that governs the expenditures for FY 2016-2017.

### **PUBLIC HEARING**

16. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.100.040 of the Eagle Mountain Municipal Code for Master Site Plans and Chapter 17.60 for Landscaping, Buffering, Fencing and Transitioning.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed ordinance amends Chapter 17.100.040 of the Municipal Code to allow master site plans to serve as preliminary plats and amends Chapter 17.60 to require masonry or decorative concrete walls as a buffer between commercial and residential developments.

17. AGREEMENT – Consideration of a Professional Service Agreement with Langvardt Design Group LLC, for Phase 1B of the Cory Wride Memorial Park.

BACKGROUND: *(Presented by Parks and Recreation Director Brad Hickman)* The proposed professional service agreement documents the terms for the planning, landscape architecture and site design services for Phase 1B of the Cory Wride Memorial Park.

18. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Adopting a Neighborhood Matching Grant Program.

BACKGROUND: *(Presented by Management Analyst Aaron Sanborn)* The proposed program details the process to approve neighborhood projects where residents can request matching funds to complete specific project. There are three main project types groups can apply for: physical improvements, public safety, and historical projects. The funds were allocated by the City Council from the proceeds of the utility sale.

19. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

20. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

21. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

22. ADJOURNMENT

**SPECIAL REDEVELOPMENT AGENCY MEETING – CITY COUNCIL CHAMBERS**

1. CALL TO ORDER – The City Council will convene as the Board of Directors of the Eagle Mountain City Redevelopment Agency.

2. MINUTES

- A. December 1, 2015 – Regular Meeting

3. RESOLUTION – Consideration of a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2016-2017 and Setting a Public Hearing for Adoption of the Final Budget.

BACKGROUND: *(Presented by Finance Director/Assistant City Administrator Paul Jerome)* The Redevelopment Agency will review and tentatively adopt a budget for Fiscal Year 2016-2017 and will establish the time and place for public hearing before the final budget is adopted as required by Section 17C-1-601, Utah Code Annotated, 1953.

4. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **12<sup>th</sup> day of May, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN  
CITY COUNCIL MEETING AND  
REDEVELOPMENT AGENCY MEETING

**June 21, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. PRESENTATION – Recognition of Marianne and Glenn Smith, Grand Marshal 2016

**CONSENT AGENDA**

10. MINUTES  
A. May 17, 2016 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.



11. BOND RELEASE – Into Warranty
  - A. Spring Run, Phase A, Plat 1
12. BOND RELEASES – Out of Warranty
  - A. Meadow Ranch Storage
  - B. O’Fallon’s Bluff, Plat C

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

13. ORDINANCE – Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2015-2016 Budget – Final Amendment 2.

*BACKGROUND: (Presented by Assistant City Administrator/Finance Director Paul Jerome)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance amends the Fiscal Year 2015-2016 Budget for increases in the General Government, Enterprise, Capital Projects, Debt Service and Impact Fees funds.

### **PUBLIC HEARING**

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2016-2017 Budget and Certified Tax Rate.

*BACKGROUND: (Presented by Assistant City Administrator/Finance Director Paul Jerome)* State statute requires that the City Council hold a public hearing on the proposed budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 3, 2016 and a public hearing was held on May 17, 2016. The final budget, as proposed or with amendments, will be adopted on June 21, 2016, and will be the document that governs the expenditures for FY 2016-2017. The ordinance also approves the certified tax rate for the fiscal year.

### **PUBLIC HEARING**

15. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Following Chapters of the Eagle Mountain Municipal Code: Chapter 16.35.100 Sidewalks Trails and Pathways, Chapter 17.10 Definitions; Chapter 17.25 Residential Zone; Chapter 17.30 Residential Zone Bonus Density Entitlements; and Chapter 17.70 Accessory Apartments.

*BACKGROUND: (Presented by Planning Director Steve Mumford)* The proposed ordinance amends Chapter 16.35.100 Sidewalks, Trails and Pathways, removing a reference to the a chapter of the Code that no longer exists and increasing the size of the local street right-of-way; Chapter 17.10 Definitions, defining “Tiny Homes on Wheels” and clarifying the definition of “Manufactured Home or Dwelling”; Chapter 17.25.110 Base Density Residential Development Standards, reducing setback requirements; Chapter 17.25.120 Tier I Residential Development Status, reducing the setback requirements; Chapter 17.70 Accessory Apartments, permitting tiny homes on wheels in Base and Tier I Residential; and Chapter 17.30 Residential Zone Bonus Density Entitlements, removing the Community Improvement Fee from Tier I Bonus Density requirements.

16. MOTION – Consideration of a Site Plan for Metro Ready Mix.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed concrete plant is located at Talon’s Cove, on the north side of Wride Memorial Highway and south of Camp Williams southern boundary.

17. MOTION – Consideration of Pole Canyon, Phase A, Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed 20 lot preliminary plat, on 5.475 acres, is located within the Pole Canyon Master Development Plan area. The project is adjacent to the White Hills subdivision.

18. MOTION – Consideration of Lakeview Estates Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed 65 lot preliminary plat, on approximately 68 acres, is located on the south side of Wride Memorial Highway and east of Sunset Drive.

19. MOTION – Consideration of a Site Plan for Gotta Dance Studio.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed dance studio is located in City Center, south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway on approximately 1 acre.

20. MOTION – Consideration of Gateway Park, Phase B, Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed four-lot, commercial subdivision on 8.18 acres is located on the north side of Wride Memorial Highway and west of Mt. Airey Drive.

21. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

22. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

23. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

24. ADJOURNMENT

## SPECIAL REDEVELOPMENT AGENCY MEETING – CITY COUNCIL CHAMBERS

1. CALL TO ORDER – The City Council will convene as the Board of Directors of the Eagle Mountain City Redevelopment Agency.
2. MINUTES
  - A. May 17, 2016 – Regular Meeting
3. ORDINANCE – Consideration of an Ordinance of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2016-2017 Budget.

BACKGROUND: *(Presented by Finance Director/Assistant City Administrator Paul Jerome)* The Redevelopment Agency adopted the tentative budget for Fiscal Year 2016-2017 on May 17, 2016. The proposed ordinance adopts the budget as required by Section 17C-1-601, Utah Code Annotated, 1953.

4. ADJOURNMENT

### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **16<sup>th</sup> day of June, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**July 5, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. INTRODUCTION OF NEW YOUTH COUNCIL AND OATH OF OFFICE
  - A. Hannah Nearman, Mayor
  - B. Olivia Bradley
  - C. Belle Foster
  - D. Cameron Gray
  - E. Britney Shunn

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

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.**

F. Millene Whatcott

## CONSENT AGENDA

### 10. MINUTES

A. June 21, 2016 – Regular City Council Meeting

## SCHEDULED ITEMS

### **PUBLIC HEARING**

#### 11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Adopting the Master Transportation Plan.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed ordinance adopts the Master Transportation Master Plan for the purpose of managing the increasing and future needs for transportation infrastructure within the City.

#### 12. MOTION – Consideration of a Site Plan for Metro Ready Mix.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed concrete plant is located at on the north side of Wride Memorial Highway and south of Camp Williams' southern boundary. This item was tabled from the June 21, 2016 City Council meeting.

#### 13. MOTION – Consideration of a Site Plan for Gotta Dance Studio.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* The proposed dance studio is located in City Center, south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway on approximately 1 acre. This item was tabled from the June 21, 2016 City Council meeting.

#### 14. BID AWARD – Consideration and Award of Bid to Staker Parson Companies for the Bobby Wren Boulevard Extension.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed bid award is for the Bobby Wren Boulevard Extension, which will provide a second access to the Pioneer Addition development. The extension will also reduce the amount of traffic through the neighborhood, making it safer for pedestrians. The project also includes the construction of a trail on the south side of the road.

#### 15. BID AWARD – Consideration and Award of Bid to Holbrook Asphalt for the 2016 High Density Road Preservation Project.

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed bid award to Holbrook Asphalt is for the 2016 High Density Mineral Bond Advanced Preservation Treatment Project. The primary scope of the project is to preserve the roadways by installing the high density mineral bond and crack seal.

#### 16. BID AWARD – Consideration and Award of Bid to Utah Correctional Industries for the 2016 Pony Express Memorial Cemetery Monument Extension and Fence.

**BACKGROUND:** *(Presented by Parks and Recreation Director Brad Hickman)* The proposed bid is for the installation of fencing at the Pony Express Memorial Cemetery, that will run parallel to Eagle Mountain Boulevard.

17. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.
18. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
19. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
20. ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **30<sup>th</sup> day of June, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**July 19, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

### **CONSENT AGENDA**

9. MINUTES
  - A. July 5, 2016 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.

## SCHEDULED ITEMS

10. MOTION – Reconsideration of a Site Plan for Metro Ready Mix.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed concrete plant is located on the north side of Wride Memorial Highway and south of Camp Williams' southern boundary. This item was tabled from the June 21, 2016 City Council meeting, and later denied at the July 5, 2016 meeting. If the motion to reconsider is approved, the item can be discussed and debated as if it were on the floor for the first time. The motion to reconsider must be made by a Councilmember who voted in the majority on the original motion, and requires a majority vote to pass.

11. MOTION – Consideration of the Overland Phase A Preliminary Plat.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed 137 lot preliminary plat, on 65 acres, is located west of Pony Express Parkway and north of Frontier Middle School.

12. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Valley View Master Development Agreement.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed amendment to the Valley View Master Development Agreement would allow ½ acre lots to be built adjacent to the Camp Williams southern border.

13. MOTION – Consideration of the Valley View Foothills Preliminary Plat.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed 71 lot preliminary plat, on 46 acres, is located north of Wride Memorial Highway. The property is the final undeveloped area in the Valley View Ranch Master Development Plan.

14. MOTION – Consideration of the Alpine Credit Union Site Plan.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed application is for a 3,000 sq. ft. building for Alpine Credit Union, to be located in the Porter's Crossing Town Center, Lot 2.

15. MOTION – Consideration of the Heatherwood Church Site Plan.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed application is for an LDS church to be located in the Heatherwood subdivision, Lot 8. This lot was originally part of the Heatherwood on the Green subdivision and was later amended to create a larger lot to accommodate a church site.

16. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule for Site Plan Fees.



BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed amendment to the Consolidated Fee Schedule reduces the Site Plan Fee to be more in line with what other cities charge.

17. AGREEMENT – Consideration of an Agreement for Exchange of Water Rights and Waterworks.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed agreement is for the exchange of water rights for an easement for a new waterline on the north side of Wride Memorial Highway. The water is banked with the City but was never approved by the State Engineer for use within the City.

18. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

19. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

20. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **14<sup>th</sup> day of July, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**August 2, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. PRESENTATION – Mountain View Corridor Update, UDOT
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

### **CONSENT AGENDA**

9. BOND RELEASE – Into Warranty
  - A. Spring Run Plat B, Phase 1
  - B. Valley View Ranch South Plat D-2

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

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## SCHEDULED ITEMS

### PUBLIC HEARING

10. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Evans Ranch Master Development Agreement and Master Development Plan.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The applicants propose to amend the Evans Ranch Master Development Plan to change the layout of the area north of the school site and east of the church site. They also propose to amend the Evans Ranch Master Development Agreement to show a new park plan and new elevations for the townhomes.

11. MOTION – Consideration of the Evans Ranch Townhomes Preliminary Plat.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* A preliminary plat for Evans Ranch Townhomes has been submitted. Although the development is approved for 149 townhomes and 30 cottage lots, the applicant has proposed building fewer units.

12. MOTION – Consideration of the Evans Ranch Townhomes Master Site Plan.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The applicant proposes a master site plan with more open space than the development requires, as well as updated elevations.

13. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

14. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

15. COMMUNICATION ITEMS

- A. Upcoming Agenda Items

16. ADJOURNMENT

### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **28<sup>th</sup> day of July, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN  
CITY COUNCIL MEETING  
AMENDED AGENDA

**August 2, 2016**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS (\*\*note later start time\*\*)**

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. PRESENTATION – Mountain View Corridor Update, UDOT
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.
4. APPOINTMENT
  - A. Military and Veterans Advisory Board – Nicholas Genes

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

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

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## CONSENT AGENDA

10. BOND RELEASE – Into Warranty
  - A. Spring Run Plat B, Phase 1
  - B. Valley View Ranch South Plat D-2

## SCHEDULED ITEMS

### PUBLIC HEARING

11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Evans Ranch Master Development Agreement and Master Development Plan.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The applicants propose to amend the Evans Ranch Master Development Plan to change the layout of the area north of the school site and east of the church site. They also propose to amend the Evans Ranch Master Development Agreement to show a new park plan and new elevations for the townhomes.

12. MOTION – Consideration of the Evans Ranch Townhomes Preliminary Plat.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* A preliminary plat for Evans Ranch Townhomes has been submitted. Although the development is approved for 149 townhomes and 30 cottage lots, the applicant has proposed building fewer units.

13. MOTION – Consideration of the Evans Ranch Townhomes Master Site Plan.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The applicant proposes a master site plan with more open space than the development requires, as well as updated elevations.

14. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

15. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

16. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items

17. ADJOURNMENT

### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **1<sup>st</sup> day of August, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**August 16, 2016**

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

### **5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS (\*\*note later start time\*\*)**

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

### **CONSENT AGENDA**

9. MINUTES
  - A. July 19, 2016 – Regular City Council Meeting
  - B. August 2, 2016 – Regular City Council Meeting

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

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10. BOND RELEASES – Out of Warranty
  - A. Skyline Ridge Phase 1C, Plat 1
  - B. Valley View Ranch Phase A, Plat 7
  - C. Valley View Ranch Phase A, Plat 8
11. RESOLUTION – Declaration of Surplus Property
  - A. Well Water Pump Equipment

## **SCHEDULED ITEMS**

12. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Valley View Ranch Master Development Agreement.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The applicants propose to amend the Valley View Master Development Plan to allow for lots that are less than 1 acre that would be located along the Camp Williams' southern boundary. Lots bordering the North Ranch and Meadow Ranch subdivisions would be 1 acre or larger. No home plan will be approved for construction if a home using the same front elevation has been approved for use on either side or across the street from the proposed home, and no more than 15% of homes in the project may share the same front elevation. This item was tabled from the July 19, 2016 City Council meeting.

13. MOTION – Consideration of the Valley View Ranch Foothills Preliminary Plat.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The Valley View Ranch Foothills preliminary plat is the final undeveloped area in the Valley View Ranch development. The proposed preliminary plat consists of 46.42 acres with 71 lots, ½ acre or larger, and is located on the north side of Cory Wride Highway and east of the North Ranch subdivision. This item was tabled from the July 19, 2016 City Council meeting.

14. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.
15. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
16. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report
17. ADJOURNMENT

### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **11<sup>th</sup> day of August, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 6, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. APPOINTMENTS
  - A. Parks and Recreation Advisory Board – Dale Jenkins
  - B. Cemetery Advisory Board – Corbett Douglass
  - C. Military and Veterans Advisory Board – Michael Small

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

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## CONSENT AGENDA

10. MINUTES
  - A. August 16, 2016 – Regular City Council Meeting
11. BOND RELEASE – Into Warranty
  - A. Skyline Ridge Phase 1C, Plat 2

## SCHEDULED ITEMS

### PUBLIC HEARING

12. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Establishing a Temporary Moratorium on New Permits or Approvals for Mining Operations or Concrete or Asphalt Facilities in the Spring Run and Talon’s Cove Extractive Industries Overlay Zone.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed ordinance restricts land use requests with respect to approved uses under the Extractive Industries Overlay Zone. The temporary moratorium will be in place as the City completes a study to address the cumulative impacts of the existing and contemplated projects in the Spring Run and Talon’s Cove Extractive Industries Overlay Zone.

### PUBLIC HEARING

13. MOTION – Consideration of the Sale of a Vacant Parcel of Real Property Containing Approximately 40.76 Acres, Identified as Utah County Parcel Number 58:040:0013.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* Eagle Mountain City processed an invitation for sealed bids in July, 2016 for the sale of a 40 acre parcel of property located in the Lower Hidden Valley Master Development Plan area, which is south of the Hidden Hollow elementary school. Bids must be received at the City Recorder’s Office no later than 10:00 AM on September 6, 2016. The minimum bid price for the property is \$450,000.00. Eagle Mountain City seeks to obtain fair market value for the property and reserves the right to reject any and all bids.

### PUBLIC HEARING

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 16.35 of the Eagle Mountain Municipal Code for Development Standards for Required Public Facilities.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed amendment to the Municipal Code adds Section 16.35.140 Diagrams, to clarify the City’s standards for road rights of way.

15. MOTION – Consideration of the Eagle Mountain Benches Preliminary Plat.

BACKGROUND: *(Presented by Planning Department Staff)* The applicant is proposing a preliminary plat on 101.62 acres of land, currently zoned Agriculture. The property is located along Lake Mountain Road. The proposal consists of 16 lots that are 5 acres or larger. The project complies with the City’s Future Land Use General Plan designation of Rural Residential and a rezone is not required for the development.

16. MOTION – Consideration of the Shops at City Center Site Plan.  
 BACKGROUND: *(Presented by Planning Department Staff)* The proposed site plan for the Shops at City Center is located on lot 2 of the City Center Commercial Phase A, Plat 1 subdivision, which is south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway.
  
17. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving Eagle Mountain’s Participation in the Utah County CDBG Program.  
 BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* Eagle Mountain City entered into an Interlocal Cooperation Agreement with Utah County to participate in the United States Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG). The agreement was for 3 years with automatic, successive 3-year periods, thereafter. Federal regulations have since changed requiring new language for Civil Rights and Fair Housing. As such, HUD has required new a resolution and agreement to be approved and executed by those participating in the program.
  
18. BID AWARD – Consideration and Award of Bid to Ellsworth Paulson for the 2016 Well Generator Project.  
 BACKGROUND: *(Presented by Staff)* The proposed bid award to Ellsworth Paulsen is for the 2016 Well Generator Project for the installation of generators at Well #3 and Well #5.
  
19. BID AWARD – Consideration and Award of Bid to Westbrook Construction, Inc. for the 2016 City Parks Restroom Project.  
 BACKGROUND: *(Presented by Staff)* The proposed bid award to Westbrook Construction, Inc. is for the installation of utilities for restrooms in the Pioneer and Smith Ranch Parks. The bid award includes the installation of water, sewer, and power utilities to the restroom sites.
  
20. BID AWARD – Consideration and Award of Bid to CXT Incorporated for the 2016 City Park Restroom Project.  
 BACKGROUND: *(Presented by Staff)* The proposed bid award to CXT Incorporated is for the installation of prefabricated restroom buildings in the Pioneer, Walden and Smith Ranch Parks.
  
21. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
  
22. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
  
23. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  
24. ADJOURNMENT

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **1<sup>st</sup> day of September, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 20, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. Presentation – Alpine School District 2016 Bond, by Rob Smith
  - B. Presentation – Citizen Survey
  - C. Update – Neighborhood Match Grant Projects
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. PRESENTATION – TM Crushing
10. APPOINTMENT
  - A. Senior Advisory Board – Eva Bassett (2-year term, expiring December 2018)

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

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.**

## CONSENT AGENDA

11. MINUTES
  - A. September 6, 2016 – Regular City Council Meeting
12. BOND RELEASE – Out of Warranty
  - A. Valley View Ranch, Plat D1

## SCHEDULED ITEMS

### **PUBLIC HEARING**

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 15.50 of the Eagle Mountain Municipal Code for Storm Drain Standards.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed amendment to Section 15.50 of the Municipal Code changes the standards for storm drains. Specifically, this change will require all new improvement projects to detain storm water on site for all storms less than the 90<sup>th</sup> percentile storm event. This revision is in response to changes made through the State governing body for MS4 municipalities and is a statewide mandate.

14. MOTION – Consideration of the Oquirrh Mountain Ranch Phase A, Amended Preliminary Plat .

BACKGROUND: *(Presented by Planning Department Staff)* The proposed Oquirrh Mountain Ranch Phase A, Amended preliminary plat moves a park, some lots and adds a third development phase to the project. This plat includes 55 residential lots, a 3-acre church property, and a 1-acre park. The subdivision is located south of Lone Tree on the west side of Pony Express Parkway.

15. BID AWARD – Consideration and Award of Bid to Geneva Rock for the 2016 Sunset Drive Improvement Project.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed bid award to Geneva Rock is for improvements at the intersection of Wride Highway and Sunset Drive to accommodate the new traffic lights installed by UDOT. The improvements will include a crosswalk, extension of the trail, and the installation of a storm drain and a detention pond.

16. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
17. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
18. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report
19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **15<sup>th</sup> day of September, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**October 4, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. DISCUSSION – Oquirrh Mountain Petroglyph Preservation Plan
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property, the deployment of security personnel, devices, or systems pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

### **CONSENT AGENDA**

9. MINUTES
  - A. September 20, 2016 – Regular City Council Meeting

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.

## SCHEDULED ITEMS

### **PUBLIC HEARING**

10. A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map and the Spring Run Master Development Plan.
- B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Spring Run Master Development Agreement.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* This application is for an amendment to the Spring Run Master Development Plan and Master Development Agreement. The original Master Development Plan was approved on July 19, 2011. The Spring Run Master Development Plan is located north of SR73 and east of Meadow Ranch, and surrounds a 160-acre Industrial property that includes a gravel pit. The current approved plan includes approximately 480 acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, and parks and trails. A total of 945 residential units were approved with various densities.

### **PUBLIC HEARING**

11. A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Scenic Mountain Master Development Plan Map.
- B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending and restating the Scenic Mountain Master Development Agreement.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* This applicant-proposed amendment to the Scenic Mountain Master Development Plan and Agreement maintains the same number of residential units (289) but includes changes to the road layout, building types, parks and open space, a flex use area with commercial, and includes an area for possible UDOT acquisition for future expansion of the Cory B Wride Memorial Highway.

12. MOTION – Consideration of the City Center Commercial Phase A, Plat 3 Preliminary Plat.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed City Center Commercial Phase A, Plat 3 preliminary plat is for the Gotta Dance Studio. The 1-acre parcel is located south of the Chevron C-store and east of Ira Hodges Scenic Parkway in City Center.

13. BID AWARD – Consideration and Award of Bid to Sunrise Engineering for Professional Engineering Services for a 2M Gallon Water Tank.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed bid award to Sunrise Engineering is for the design and construction management of a two million gallon water tank, which will be located in the north service area. This upgrade to the water system is to accommodate the growth the City has experienced in that vicinity.



14. BID AWARD – Consideration and Award of Bid to Sprung Instant Structures for Construction of a Salt Storage Structure.

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed bid award to Sprung Instant Structures is for the purchase and construction of a salt storage facility. The building will allow for the storage of up to 2000 tons of salt, which will increase its availability during multiple and unpredictable winter storms.

15. BID AWARD – Consideration and Award of Bid to Freightliner of Utah and Legacy Equipment for a 10 Wheel Dump/Plow Truck.

BACKGROUND: *(Presented by Facilities and Operations Director Jeff Weber)* The City Council approved funds to replace dump truck number 19 with a 10-wheel, dump truck. This new truck will be used for snow removal and in-house projects such as paving, and utility repairs.

16. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

17. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

18. COMMUNICATION ITEMS

A. Upcoming Agenda Items

19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **29<sup>th</sup> day of September, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**November 1, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation or the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

### **CONSENT AGENDA**

9. MINUTES
  - A. October 18, 2016 – Regular City Council Meeting

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

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.**

10. RESOLUTION

A. Appointment of Jeff Weber to the Utah Valley Dispatch Special Service District Board

**SCHEDULED ITEMS**

11. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated the Scenic Mountain Master Development Agreement.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* This applicant-proposed amendment to the Scenic Mountain Master Development Plan and Agreement maintains the same number of residential units (289) but includes changes to the road layout, building types, parks and open space, a flex use area with commercial, and includes an area for possible UDOT acquisition for future expansion of Cory B. Wride Memorial Highway. The project is located south of Wride Memorial Highway at the eastern boundary of the City. ***This item was tabled from the October 18, 2016 City Council meeting.***

12. MOTION – Consideration of Colonial Park Phase II, Plat 2 Final Plat, an Amendment of Colonial Park Phase II Amended Plat.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed Colonial Park Phase II, Plat 2 final plat creates a new plat adjusting the lot lines for lots 201-204. This subdivision is located east of Eagle Valley Elementary School and is adjacent to Pioneer Addition.

13. BID AWARD – Consideration and Award of Bid to Dura Edge Utah, Inc., for the Installation of Baseball Infields at the Cory Wride Memorial Park.

BACKGROUND: *(Presented by Parks and Recreation Director Brad Hickman)* The proposed bid award to Dura Edge Utah, Inc., is for the installation of infields at the Cory Wride Memorial Park.

14. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

15. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

16. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

17. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **14<sup>th</sup> day of October, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**November 1, 2016**

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. PRESENTATION – OHV Trail Vision
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation or the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. PROCLAMATION – Type I Diabetes Awareness

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

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## CONSENT AGENDA

10. MINUTES

A. October 18, 2016 – Regular City Council Meeting

11. RESOLUTION

A. Appointment of Jeff Weber to the Utah Valley Dispatch Special Service District Board

12. BOND RELEASES

A. Pioneer Addition Phase VII C – Into Warranty

B. Sunset Ridge, Plat 2 – Out of Warranty

C. Valley View Ranch, Phase A-9 – Out of Warranty

## SCHEDULED ITEMS

### PUBLIC HEARING

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2016-2017 Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)*  
The proposed amendments to the FY 2016-2017 budget include carry-over expenditures that were approved in FY 2015-2016 for the General Plan and North Area Water Line Extension, various General Fund capital projects including Wride Memorial Park Phase 1A and fees related to the future Petroglyph Park, and Impact Fee Fund expenditures related to transfers for the aforementioned capital projects.

14. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Scenic Mountain Master Development Agreement.

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* This applicant-proposed amendment to the Scenic Mountain Master Development Agreement maintains the same number of residential units (289) but includes changes to the road layout, building types, parks and open space, a flex use area with commercial, and includes an area for possible UDOT acquisition for future expansion of Cory B. Wride Memorial Highway. The project is located south of Wride Memorial Highway at the eastern boundary of the City. ***This item was tabled from the October 18, 2016 City Council meeting.***

15. MOTION – Consideration of the Neighborhood Matching Grant Project List.

BACKGROUND: *(Presented by Economic Development Manager Aaron Sanborn)* The City Council approved a Neighborhood Match Grant program in May 2016. City staff received eleven applications from various groups throughout the City. The Parks and Recreation Advisory Board reviewed all applications and recommended approval of six projects. Two of the six projects require additional staff review to see if they qualify for the program.

16. BID AWARD – Consideration and Award of Bid to Stratton and Bratt Landscapes, LLC for the 2016 Pony Express Parkway Landscape Modification.

**BACKGROUND:** *(Presented by Parks and Recreation Director Brad Hickman)* The proposed bid award is for the modification of the landscape medians along Pony Express Parkway in The Ranches.

17. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
18. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
19. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
20. ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **27<sup>th</sup> day of October, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN  
CITY COUNCIL MEETING  
AMENDED AGENDA

**November 1, 2016**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS** *\*\*Please note later start time\*\**

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. PRESENTATION – OHV Trail Vision
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation or the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. PROCLAMATION – Type I Diabetes Awareness

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## CONSENT AGENDA

10. MINUTES
  - A. October 18, 2016 – Regular City Council Meeting
11. RESOLUTION
  - A. Appointment of Jeff Weber to the Utah Valley Dispatch Special Service District Board
12. BOND RELEASES
  - A. Pioneer Addition Phase VII C – Into Warranty
  - B. Sunset Ridge, Plat 2 – Out of Warranty
  - C. Valley View Ranch, Phase A-9 – Out of Warranty

## SCHEDULED ITEMS

### PUBLIC HEARING

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2016-2017 Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)*  
The proposed amendments to the FY 2016-2017 budget include carry-over expenditures that were approved in FY 2015-2016 for the General Plan and North Area Water Line Extension, various General Fund capital projects including Wride Memorial Park Phase 1A and fees related to the future Petroglyph Park, and Impact Fee Fund expenditures related to transfers for the aforementioned capital projects.

14. MOTION – Consideration of the Neighborhood Matching Grant Project List.

BACKGROUND: *(Presented by Economic Development Manager Aaron Sanborn)* The City Council approved a Neighborhood Match Grant program in May 2016. City staff received eleven applications from various groups throughout the City. The Parks and Recreation Advisory Board reviewed all applications and recommended approval of six projects. Two of the six projects require additional staff review to see if they qualify for the program.

15. BID AWARD – Consideration and Award of Bid to Stratton and Bratt Landscapes, LLC for the 2016 Pony Express Parkway Landscape Modification.

BACKGROUND: *(Presented by Parks and Recreation Director Brad Hickman)* The proposed bid award is for the modification of the landscape medians along Pony Express Parkway in The Ranches.

16. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
17. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
18. COMMUNICATION ITEMS

A. Upcoming Agenda Items

19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **31<sup>st</sup> day of October, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**November 15, 2016**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

### **5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS *\*\*Please note later start time\*\****

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. PRESENTATION – Cory Wride Memorial Park, Details of Phase A and Phase B
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation or the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. APPOINTMENTS
  - A. Library Board – 3 year terms
    - I. Daniel Farmer
    - II. Mellissa Ochsenhirt
    - III. Kim Reid

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

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## CONSENT AGENDA

10. MINUTES
  - A. November 1, 2016 – Regular City Council Meeting
11. 2017 MEETING SCHEDULE

## SCHEDULED ITEMS

### **PUBLIC HEARING**

12. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapters 15, 16 and 17 of the Municipal Code.
  - A. Chapter 15.70.020 – General Specifications for Electrical Service
  - B. Chapter 16.10.060 – Approval Process (Master Development Plans)
  - C. Chapter 16.35.105 – Park and Improved Open Space Requirements
  - D. Chapter 17.10.030 – Definitions

BACKGROUND: *(Presented by Staff)* The proposed changes to the Municipal Code include a requirement for electrical meters to be placed on side elevations of single-family residential homes, allows a master development plan to serve as a preliminary plat if the master development plan map provides the level of detail required for preliminary plats, requires a higher level of variety in parks and improved open spaces and updates the definition of “family” to comply with Utah State Code.

13. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Scenic Mountain Master Development Agreement.

BACKGROUND: *(Presented by Staff)* This applicant-proposed amendment to the Scenic Mountain Master Development Plan and Agreement maintains the same number of residential units (289) but includes changes to the road layout, building types, parks and open space, a flex use area with commercial, and includes an area for possible UDOT acquisition for future expansion of Wride Memorial Highway. The project is located south of Wride Memorial Highway at the eastern boundary of the City. ***This item was tabled from the October 18, 2016 City Council meeting.***

14. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
15. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
16. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report

17. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **10<sup>th</sup> day of November, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**December 6, 2016**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

### **6:00 P.M. POLICY SESSION – MAIN CONFERENCE ROOM**

1. CALL TO ORDER
2. BID AWARD – Consideration and Award of Bid to S & L, Inc. for the 2016 Cory B. Wride Memorial Park Construction, Phase A.

**BACKGROUND:** *(Presented by Parks and Recreation Director Brad Hickman)* The proposed bid award is for the construction of the Cory B. Wride Memorial Park, Phase A. Improvements will include a parking lot, a concession/restroom building, a plaza, baseball dugouts and shade structures.

3. ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **1<sup>st</sup> day of December, 2016**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

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

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation 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 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.**