

# Eagle Mountain City Council Agendas 2017

## *Dates of City Council Meetings:*

- January 17, 2017
- January 24, 2017
- January 31, 2017
- February 7, 2017
- March 7, 2017
- March 21, 2017
- April 4, 2017
- April 17, 2017
- April 18, 2017
- May 2, 2017
- May 16, 2017
- June 20, 2017
- July 18, 2017
- August 1, 2017
- August 14, 2017
- August 29, 2017
- September 5, 2017
- September 19, 2017
- October 2, 2017
- October 3, 2017
- October 17, 2017
- November 21, 2017
- December 5, 2017
- December 12, 2017



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**January 17, 2017**

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 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. Planning Commission – 3-year terms
    - i. Muriel E. Xochimitl
    - ii. Mike Owens
  - B. Library Board – 3-year terms
    - i. Dave Ulibarri

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- C. Military & Veterans Board – 3-year terms
  - i. Mike Ditto
  - ii. Erika Douglas
  - iii. Matt Cloutier

## CONSENT AGENDA

- 10. MINUTES
  - A. November 15, 2016 – Regular City Council Meeting
  - B. December 6, 2016 – Regular City Council Meeting
- 11. BOND RELEASES – Out of Warranty
  - A. Parkside, Phase A
  - B. SilverLake, Plat 8
  - C. SilverLake, Plat 9
- 12. FY 2016 AUDIT– Acceptance of the FY 2016 Financial Audit
- 13. RESOLUTION – Sewer System Management Plan

## SCHEDULED ITEMS

### PUBLIC HEARING

- 14. 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 increases to the General Government fund for planning inspections provided by WC3 Services and an historical preservation project; an increase in Capital Projects for Evans Ranch park, Hidden Canyon detention pond, Eagle Mountain Boulevard east pulverize and pavement project, park restrooms, well generators, Nolen Park pavilion, Pony Express Parkway median landscaping project and City Center streetscape project. The expenditures include pass-through expenses for inspections and expenses associated with grants that were awarded to the City. They also include approved expenditures from the proceeds of the sale of the gas and electric utilities.

### PUBLIC HEARING

- 15. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 16 and 17 of the Eagle Mountain Municipal Code.

- A. Chapter 16.30 – General Requirements for All Subdivisions
- B. Chapter 17.10 – Definitions
- C. Chapter 17.35 – Commercial Zone

BACKGROUND: *(Presented by Planning Staff)* The staff proposed amendments to the Municipal Code include creating connectivity standards for all new subdivisions in Chapter 16.30, adding new definitions for Block, Curb Extension, Chicane and Connectivity Index in Chapter 17.10, and creating a maximum front setback of 20 feet for commercial buildings in Chapter 17.35.070.

**PUBLIC HEARING**

16. EAGLE MOUNTAIN HIGH SCHOOL

- A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Rezoning Approximately 45 Acres from Agriculture to Residential for a High School.
- B. MOTION – Consideration of a Site Plan for the Eagle Mountain High School.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones approximately 45 acres from Agriculture to Residential for a high school. The proposal also includes a site plan for the school. The property is located south of Cory Wride Memorial Park and west of Pony Express Parkway.

**PUBLIC HEARING**

17. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Approving the Brandon Park Estates Master Development Plan.

BACKGROUND: *(Presented by Planning Staff)* The proposed 215 acre project consists of 537 residential lots and is located south of Eagle Mountain Boulevard and west of Pony Express Memorial Cemetery.

18. MOTION – Consideration of City Center Commercial Phase A, Plat 1 Amended Recorded Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed City Center Commercial Phase A, Plat I Amended Plat creates two additional building lots to accommodate the previously approved Shops at City Center project. The property is located west of the new Chevron and south of Eagle Mountain Boulevard.

19. MOTION – Consideration of a Preliminary Plat and Site Plan for the Village at Porter’s Crossing.

BACKGROUND: *(Presented by Planning Staff)* The proposed application is for a 104 lot resident preliminary plat. The proposed preliminary plat contains 94 townhomes and 10 single family, detached lots. The proposal also includes a site plan for the townhome portion of the project. The Village at Porter’s Crossing is located north of Ridley’s grocery store in The Ranches and is within the Porter’s Crossing Town Center Master Development Plan.

20. MOTION – Consideration and 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.

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. CITY COUNCIL BOARD LIAISON ASSIGNMENTS

- 24. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report
  
- 25. 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 January, 2017**, 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  
SPECIAL CITY COUNCIL MEETING  
BUDGET WORK SESSION

**January 24, 2017**

**17800 Camp Williams Road, Bluffdale, UT 84065**

**2:00 P.M. BUDGET WORK SESSION – CAMP WILLIAMS OFFICERS CLUB**

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

1. Call To Order
2. Budget 201 – *Presented by Aaron Sanborn*
3. 2017 Budget Review – *Presented by David Mortensen*
4. Geoguessr.Com Activity – *Presented by Evan Berrett*
5. Planning Map Activity – *Presented by Paul Jerome and Steve Mumford*
6. Leadership Presentation – *Presented by Ifo Pili*
7. Next Steps & Council Priorities Discussion
8. Adjournment

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The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 19<sup>th</sup> day of **January, 2017**, 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

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EAGLE MOUNTAIN  
SPECIAL CITY COUNCIL MEETING  
BUDGET WORK SESSION

**January 31, 2017**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**3:30 P.M. 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

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## EAGLE MOUNTAIN CITY COUNCIL MEETING

**February 7, 2017**

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 – Off Highway Vehicles
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. January 17, 2017 – Regular City Council Meeting

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10. BOND RELEASES – Out of Warranty
  - A. SilverLake, Plat 8
  - B. SilverLake, Plat 9

## **SCHEDULED ITEMS**

11. MOTION – Consideration of Evans Ranch F-1, Preliminary Plat.

**BACKGROUND:** *(Presented by Planning Staff)* The proposed application is for a 20 lot residential, preliminary plat on a 5.03 acre parcel. The project is part of the Evans Ranch Master Development Plan located south of Pony Express Parkway and east of Porter’s Crossing Boulevard.

12. MOTION – Consideration of Spring Run Phase C, Preliminary Plat and Site Plan.

**BACKGROUND:** *(Presented by Planning Staff)* The proposed application is for a 156 lot residential, preliminary plat and site plan. Spring Run is located north of Cory Wride Memorial Highway and east of Meadow Ranch.

13. BID AWARD – Consideration and Award of Bid to FX Construction for the 2.5 MG Valley View Water Tank.

**BACKGROUND:** *(Presented by City Engineer Chris Trusty)* The proposed bid is for the construction of a 2.5 million gallon, conventional tank to be located in the north area pressure zone. This upgrade to the water system is in response to the growth that the City has experienced.

14. BID AWARD – Consideration and Award of Bid to Advanced Paving for the Light Weight Chip Seal Project.

**BACKGROUND:** *(Presented by Streets and Storm Drain Manager Zac Hilton)* This bid proposal is for the placement of a light weight chip seal with fog seal on Ranches Parkway (northbound from Pony Express Parkway to SR 73), Eagle Mountain Blvd. (Pony Express Parkway to SR 73), and Pony Express Parkway (through the roundabout at Eagle Mountain Blvd. heading south two miles).

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. CITY COUNCIL BOARD LIAISON ASSIGNMENTS

18. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items

19. ADJOURNMENT

CERTIFICATE OF POSTING

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Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**March 7, 2017**

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 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. February 7, 2017 – Regular City Council Meeting

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## SCHEDULED ITEMS

10. AGREEMENT – Consideration of an Agreement between Eagle Mountain City and the Lehi Area Chamber of Commerce for the Management and Maintenance of Off-premise Ladder Signs in Eagle Mountain City.

BACKGROUND: *(Presented by Economic Development Manager Aaron Sanborn)* The Lehi Area Chamber of Commerce is proposing the renewal of an agreement that allows the Chamber to manage and maintain ladder signs in the City rights-of-way. The signs will be maintained by the Chamber, and businesses, not-for-profit entities, developers, and others will rent sign space from the Chamber.

11. BRANDON PARK ESTATES

- A. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Brandon Park Estates Master Development Agreement.  
B. MOTION – Consideration of Brandon Park Estates Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed Brandon Park Estates Master Development Agreement and preliminary plat comprise 537 residential lots on a 215 acre parcel located south of Eagle Mountain Boulevard and west of Pony Express Memorial Cemetery. The proposed resolution formally approves and documents the terms of the Master Development Agreement.

12. MOTION – Consideration of the Utah County 2017 Municipal Recreation Grant Project.

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The Utah County Commission has determined the funding for the 2017 Municipal Recreation Grant Program. Funding is based on the 2015 State of Utah Official Census Data population estimates. Eagle Mountain has been allocated \$14,430.37, and staff proposes to use the funds to offset costs for a gazebo located at the Pony Express Memorial Cemetery. All funds are available on a reimbursement basis.

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  
B. Financial Report

16. ADJOURNMENT

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Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**March 21, 2017**

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 – Traffic Studies, presented by Ryan Hales
  - B. DISCUSSION – Evans Ranch Amenities
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 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. Economic Development Board
    - i. Ben Tanner, 3-year term
    - ii. Ryan Myers, 2-year term
    - iii. Mike Anderson, 3-year term

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## CONSENT AGENDA

### 10. MINUTES

- A. March 7, 2017 – Regular City Council Meeting

## SCHEDULED ITEMS

### **PUBLIC HEARING**

- 11. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2016-2017 Annual Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* The proposed amendments to the FY 2016-2017 budget include expenditures for a water line replacement, reimbursement of impact fees, and General Government expenditures which have specific sources of revenue to pay for them (grants, tax revenue, etc.). They also include approved expenditures from the proceeds of the sale of the gas and electric utilities.

### **PUBLIC HEARING**

- 12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 15 and 16 of the Eagle Mountain Municipal Code.

- A. Chapter 15.10.130 – Cul-de-sacs
- B. Chapter 16.35.070 – Streets and street systems
- C. Chapter 16.35.090 – Privacy fencing

BACKGROUND: *(Presented by Planning Staff)* The staff proposed amendments to the Municipal Code include shortening the length of cul-de-sacs in Chapters 15.10.130 and 16.35.070, and amending materials permitted for construction of privacy fencing, on rear or side lot lines, adjacent to arterial or collector road right-of-ways, in Chapter 16.35.090.

### **PUBLIC HEARING**

- 13. PORTER’S CROSSING TOWN CENTER

- A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Amendment to the Porter’s Crossing Town Center Master Development Plan.
- B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Porter’s Crossing Town Center Master Development Agreement.
- C. MOTION – Porter Ranch Townhomes Preliminary Plat and Site Plan.

BACKGROUND: *(Presented by Planning Staff)* This application is for a 128 unit residential townhome preliminary plat. The proposal is also for a site plan, master development plan and master development agreement amendment for the proposed project. The Porter Ranch Townhomes is located north of Pony Express Parkway just west of the existing Ridley’s Market. This project consists of pod 14 of the Porter’s Crossing Town Center Master Plan and phase 2 of the Plum Creek development (24 units) in The Ranches Master Plan.

14. ARRIVAL

- A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Arrival Master Development Agreement.
- B. MOTION – Arrival Preliminary Plat, Phase B.

BACKGROUND: *(Presented by Planning Staff)* The proposed amendment to the Arrival Master Development Agreement modifies road widths and clarifies the timing and funding of the park. The preliminary plat comprises 148 residential lots on a 188 acre parcel located north of Wride Memorial Highway and west of North Ranch. The proposed resolution formally approves and documents the terms of the amendment to the Master Development Agreement.

15. MOTION – Spring Run Amended Preliminary Plat, Phase B.

BACKGROUND: *(Presented by Planning Staff)* The proposed application is for a 125 lot residential, preliminary plat on 25.43 acres located in the Spring Run Development. The project is north of Wride Memorial Highway and east of the Meadow Ranch subdivision.

16. MOTION – Evans Ranch Elementary School Site Plan.

BACKGROUND: *(Presented by Planning Staff)* The proposed application is for the Evans Ranch Elementary School site plan. The school is located on the south east corner of the Evans Ranch Master Development south of Golden Eagle Road.

17. BID AWARD – Silver Spur Construction for the Replacement of the Waterline for Tank #1.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* Tank #1 is located on the eastern bench of City Center and stores water for the South Service Area. The tank is fed with a 16 inch waterline which has failed several times over the last few years. The new line will be constructed of 16 inch ductile iron pipe and will run from Lake Mountain Road to the tank.

18. AGREEMENT – The Second Addendum to the 2014 Elite Grounds Agreement for Landscape Maintenance.

BACKGROUND: *(Presented by Parks and Recreation Director Brad Hickman)* The proposed amendment for landscape maintenance modifies the scope of work to included property that has recently been improved or future dedication of property to the City that will need to be maintained.

19. AGREEMENT – The Third Addendum 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)* The proposed addendum extends the Ace Agreement for solid waste disposal and recycling services until July 1, 2019. There are no proposed increases for the services.

20. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving Vote by Mail for the 2017 Municipal Election.

**BACKGROUND:** *(Presented by City Recorder Fionnuala Kofoed)* Utah County has offered to administer a county wide vote by mail process for the 2017 municipal election for all municipalities that enter into an interlocal agreement. All registered voters would receive a ballot in the mail which would be mailed back to Utah County to be processed. A secured drop box would be located at the Eagle Mountain City Recorder's Office for those that choose to drop their ballot off in person, rather than mailing it to the County.

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

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Fionnuala B. Kofoed, MMC, City Recorder





## EAGLE MOUNTAIN CITY COUNCIL MEETING

**April 4, 2017**

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 – FY 2017-2018 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 the purchase, lease or exchange of real property 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. 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. March 21, 2017 – Regular City Council Meeting

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10. BOND RELEASE – Into Warranty
  - A. SilverLake, Plat 15
11. CHANGE ORDER
  - A. Emergency Backup Generators, Change Order #1
12. RESOLUTION
  - A. Municipal Wastewater Planning Program

## **SCHEDULED ITEMS**

13. MOTION – Scenic Mountain Plat A, Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* This application is for a 17.39 acre, 80 unit preliminary plat located within the 34.82 acre Scenic Mountain Master Development Plan. The proposal is located within the cottage lot portion of the Scenic Mountain MDP, which was vested with up to 86 cottage lot units.

14. MOTION – Oquirrh Mountain Ranch Church Site Plan.

BACKGROUND: *(Presented by Planning Staff)* This application is for the Oquirrh Mountain Ranch Church site plan. The church will be located on the southeast corner of the Oquirrh Mountain Ranch Master Development, adjacent to Pony Express Parkway.

15. AGREEMENT – The Fourth Amended and Restated Water Supply Agreement Between the 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 Amended and Restated Water Supply Agreement amends the terms and conditions by which CWP water may be reserved, purchased and delivered to Eagle Mountain City. The agreement reduces the amount of CWP water originally contracted for from 2,500 acre-feet to 1,800 acre-feet. The reduced 700 acre-feet of water will be transferred to the Town of Vineyard to facilitate its water needs.

16. AGREEMENT – The First Addendum to an Agreement between Eagle Mountain City and Ifo Pili for City Administrator Services.

BACKGROUND: *(Presented by Mayor Pengra)* The proposed addendum to the agreement for City Administrator services documents the updated terms and compensation for the position. Mr. Pili has served as the City Administrator since 2012 and has not received a pay raise or other form of increased compensation during his tenure as City Administrator.

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 March, 2017**, 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

**March 7, 2017**

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 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. February 7, 2017 – 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. AGREEMENT – Consideration of an Agreement between Eagle Mountain City and the Lehi Area Chamber of Commerce for the Management and Maintenance of Off-premise Ladder Signs in Eagle Mountain City.

BACKGROUND: *(Presented by Economic Development Manager Aaron Sanborn)* The Lehi Area Chamber of Commerce is proposing the renewal of an agreement that allows the Chamber to manage and maintain ladder signs in the City rights-of-way. The signs will be maintained by the Chamber, and businesses, not-for-profit entities, developers, and others will rent sign space from the Chamber.

11. BRANDON PARK ESTATES

- A. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Brandon Park Estates Master Development Agreement.  
B. MOTION – Consideration of Brandon Park Estates Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed Brandon Park Estates Master Development Agreement and preliminary plat comprise 537 residential lots on a 215 acre parcel located south of Eagle Mountain Boulevard and west of Pony Express Memorial Cemetery. The proposed resolution formally approves and documents the terms of the Master Development Agreement.

12. MOTION – Consideration of the Utah County 2018 Municipal Recreation Grant Project.

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The Utah County Commission has determined the funding for the 2018 Municipal Recreation Grant Program. Funding is based on the 2015 State of Utah Official Census Data population estimates. Eagle Mountain has been allocated \$14,430.37, and staff proposes to use the funds to offset costs for a permanent stage at the SilverLake Amphitheatre. All funds are available on a reimbursement basis.

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  
B. Financial Report
16. 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 March, 2017**, 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

**April 18, 2017**

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 – YMCA
  - B. PRESENTATION – Impact Fee Analysis and Impact Fee Facilities Plan for Transportation
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 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. APPOINTMENT
  - A. Economic Development Board
    - i. Zac Huish, 3-year term

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

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## CONSENT AGENDA

### 10. MINUTES

A. April 4, 2017 – Regular City Council Meeting

## SCHEDULED ITEMS

### 11. AGREEMENT – Improvement Completion Agreement for the Golden Eagle Road Extension.

**BACKGROUND:** *(Presented by City Attorney Jeremy Cook)* The proposed agreement is between Eagle Mountain City and Goldsworth Real Estate Inc., for the completion of a section of Golden Eagle Road that is not required to be completed with the developer's Skyline Ridge Phase 2, Plat 1 subdivision. The City would reimburse the developer for the construction of an additional portion of the road, which will complete the road and offer an alternative route in the vicinity.

### 12. AGREEMENT – Recreation Area Use Agreement for Youth Baseball/Softball between Eagle Mountain Baseball Association, Inc. and Eagle Mountain City.

**BACKGROUND:** *(Presented by Recreation Manager Jason Hall)* The proposed agreement documents the terms for the Eagle Mountain Baseball Association (EMBA) to operate a youth baseball, t-ball and softball program for residents in Eagle Mountain City. EMBA shall operate as a nonprofit corporation and will be permitted to use public parks and open spaces for the program.

### 13. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

**BACKGROUND:** *(Presented by Staff)* The proposed amendment to the Consolidated Fee Schedule makes minor updates to the Library fee section, clarifies that any utility reconnections will be completed by end of business the following business day, once full payment has been received or special arrangements have been made, and increases the rate for CWP water to \$8,000 / acre foot. The amendment also clarifies that the monthly base rate for water is \$20 / ERU.

### 14. THE RANCHES MASTER HOMEOWNERS ASSOCIATION MAINTENANCE

A. AGREEMENT – Assignment and Assumption of a Turf Maintenance Agreement.

B. AGREEMENT – Assignment and Assumption of a Gardening Agreement.

C. AGREEMENT – Irrigation Maintenance Agreement.

**BACKGROUND:** *(Presented by Staff)* Eagle Mountain City received notice from The Ranches Master Homeowners Association of its intent to dissolve. As such, it is necessary for the City to assume the maintenance of certain medians, parks and open space in The Ranches. The proposed agreements document the terms and conditions of the assignment and assumption for the maintenance of City owned property that The Ranches was maintaining.

### 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. Executive Summary of Revenues and Expenses
  
- 18. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **13<sup>th</sup> day of April, 2017**, 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

**May 2, 2017**

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 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 2017 Sara Hafen and report from Miss Eagle Mountain 2016 Kaylie Blacka.
10. APPOINTMENT
  - A. Cemetery Advisory Board
    - i. Nisha Murray, 2-year term

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

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## CONSENT AGENDA

11. MINUTES
  - A. April 18, 2017 – Regular City Council Meeting
12. BOND RELEASES – Out of Warranty
  - A. Gateway Park Plats 1 & 2
  - B. Evans Ranch Plat A

## SCHEDULED ITEMS

### PUBLIC HEARING

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 17 of the Eagle Mountain Municipal Code.
  - A. Chapter 17.100.050 – Site plan development standards
  - B. Chapter 17.25.130 – Tier II residential development standards
  - C. Chapter 17.72.040 – Architectural standards
  - D. Chapter 17.25.080 – Generally applicable residential zone provisions
  - E. Chapter 17.60.120 – General fencing provisions

BACKGROUND: *(Presented by Planning Staff)* With the dissolution of the Ranches Master Homeowners Association, staff is proposing amendments to the Municipal Code to address some of the development standards and design guidelines that were included in The Ranches CC&Rs and Design Guidelines.

### PUBLIC HEARING

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting Chapter 17.48 of the Eagle Mountain Municipal Code for a Regional Technology and Industry Overlay Zone.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance adopts a Regional Technology and Industry Overlay Zone for the development and operation of large scale technological, clean industrial, distribution and high-tech manufacturing uses.

### PUBLIC HEARING

15. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting an Impact Fee Enactment for a Transportation 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 Transportation 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.

16. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2017-2018 and Setting a Public Hearing for Adoption of the Final Budget.

BACKGROUND: *(Presented by City Treasurer David Mortensen)* 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 16, 2017 and the final budget will be adopted on June 20, 2017.

17. AGREEMENT – Venue Lease Agreement between Viive Events, LLC and Eagle Mountain City for a Lantern Festival.

BACKGROUND: *(Presented by Communications and Community Relations Director Linda Peterson)* The proposed agreement documents the terms for Viive Events to hold a lantern festival in Eagle Mountain City. The event will take place at Cory Wride Memorial Park in the fall.

18. BID AWARD – Award of Bid to Simmons Flooring for the Installation of Carpet at City Hall.

BACKGROUND: *(Presented by Facilities/Operations Director Jeff Weber)* The proposed bid is for the replacement of carpet at City Hall.

19. BID AWARD – Award of Bid to Morgan Asphalt for the Eagle Mountain Boulevard Rebuild Project.

BACKGROUND: *(Presented by Facilities/Operations Director Jeff Weber)* The proposed bid is for the reconstruction of Eagle Mountain Boulevard at the east end of the road. The road was damaged by multiple water line breaks and storm water runoff.

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

23. 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. June 21, 2016 – Regular Meeting

3. RESOLUTION – Consideration of a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2017-2018 and Setting a Public Hearing for Adoption of the Final Budget.

BACKGROUND: (*Presented by City Treasurer David Mortensen*) The Redevelopment Agency will review and tentatively adopt a budget for Fiscal Year 2017-2018 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 **27<sup>th</sup> day of April, 2017**, 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

**May 16, 2017**

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 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 – 2017 Pony Express Rodeo Queen Alli Johansen and 1<sup>st</sup> Attendant Carley Shay Milne

### **CONSENT AGENDA**

10. MINUTES  
A. May 2, 2017 – 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 RELEASES – Out of Warranty
  - A. Sweetwater Phase 4

## SCHEDULED ITEMS

### PUBLIC HEARING

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2017-2018 Budget.

BACKGROUND: *(Presented by City Treasurer David Mortensen)* State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 2, 2017. The final budget will be adopted on **June 20** and will be the document that governs the expenditures for FY 2017-2018.

### PUBLIC HEARING

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

- A. Chapter 17.20.030 – Permitted Uses, Agriculture Zone
- B. Chapter 17.25.040 – Permitted Uses, Residential Zone
- C. Chapter 17.35.030 – Permitted Uses, Commercial Zone
- D. Chapter 17.37.030 – Permitted Uses, Business Park Zone
- E. Chapter 17.38.030 – Permitted Uses, Commercial Storage Zone
- F. Chapter 17.40.030 – Permitted Uses, Industrial Zone
- G. Chapter 17.45.030 – Permitted Uses, Airpark Zone

BACKGROUND: *(Presented by Planning Staff)* The proposed amendments to the Eagle Mountain Municipal Code clarifies that any use not specifically permitted in a chapter of the Code is prohibited.

### PUBLIC HEARING

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Title 6, Animals and Chapter 17.85, Animal Regulations of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Staff)* The proposed amendment to the Eagle Mountain Municipal Code combines Chapter 17.85 with Title 6.

15. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

BACKGROUND: *(Presented by Staff)* The proposed amendment to the Consolidated Fee Schedule adopts fees for interment of cremation and disinterment services.

16. MOTION – Silverlake 16 Preliminary Plat.

BACKGROUND: *(Presented by Staff)* The proposed Silverlake 16 preliminary plat is located adjacent to Woodhaven Boulevard and is the first phase of Silverlake on the south side of Tickville Wash. The 15.37 acre parcel includes a church lot and 30 single family residential lots that run parallel to the wash.

17. **PONY EXPRESS PARKWAY EXTENSION PROJECT – from Redwood Road in Saratoga Springs to Porter’s Crossing in Eagle Mountain**

- A. Interlocal Agreement between Eagle Mountain City and Mountainland Association of Governments (MAG) for the Pony Express Widening Project
- B. Interlocal Agreement between Eagle Mountain City and the City of Saratoga Springs for the Funding of the Pony Express Widening Project
- C. Agreement with CRS Engineers for the Design of the Pony Express Widening Project

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed agreements are for the funding, design and widening expansion of Pony Express Parkway to 5 lanes from Redwood Road in Saratoga Springs to Porter’s Crossing in Eagle Mountain. The project includes the installation of traffic signals at 800 West in Saratoga Springs and Porter’s Crossing in Eagle Mountain, and the replacement of the pedestrian trail where the widening encroaches upon the existing trail.

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

**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 2, 2017 – Regular Meeting

3. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.

BACKGROUND: *(Presented by Fionnuala Kofoed)* The Eagle Mountain City Council will meet as the Board of Directors of the City Redevelopment Agency and appoint a Vice Chair and an Executive Director who is not a member of the Board. The Executive Director is the Administrative Officer of the Redevelopment Agency.

**PUBLIC HEARING**

4. ORDINANCE – An Ordinance of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2017-2018 Budget.

BACKGROUND: *(Presented by City Treasurer David Mortensen)* The Redevelopment Agency adopted the tentative budget for Fiscal Year 2017-2018 on May 2, 2017. The proposed ordinance adopts the budget as required by Section 17C-1-601, Utah Code Annotated, 1953.

5. 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 May, 2017**, 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

**June 20, 2017**

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/PRESENTATION – Wride Memorial Park, Phase 1B  
*(Don Leslie and Jeremiah Webb, Langvardt Design)*
  - B. UPDATE – Neighborhood Matching Grant Program
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 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 – July 1-7, 2017, Independent Businesses Week.
10. APPOINTMENTS – Youth Council
  - A. Hannah Nearman, Youth Mayor
  - B. Davis Butcher, Youth Councilmember

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

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- C. Jordan Noyes, Youth Councilmember
- D. Hannah Clark, Youth Councilmember

11. RECOGNITION

- A. Wendy Komoroski, Planning Commissioner
- B. Vincent Liddiard, Pony Express Days Grand Marshal

**CONSENT AGENDA**

12. MINUTES

- A. May 16, 2017 – Regular City Council Meeting

13. BOND RELEASES

- A. SilverLake 12 – Into Warranty
- B. SilverLake 11 – Out of Warranty

**SCHEDULED ITEMS**

**PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2016-2017 Budget – Final Amendment.

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 2016-2017 budget for increases in the General Government and Impact Fee funds.

**PUBLIC HEARING**

15. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2017-2018 Budget and Certified Tax Rate.

BACKGROUND: *(Presented by City Treasurer David Mortensen)* 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 2, 2017 and a public hearing was held on May 16, 2017. The final budget, as proposed or with amendments, will be adopted on June 20, 2017, and will be the document that governs the expenditures for FY 2017-2018. The ordinance also approves the certified tax rate for the fiscal year.

**PUBLIC HEARING**

16. EVANS RANCH

- A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Evans Ranch Master Development Plan and Master Development Agreement (Third Amendment).
- B. MOTION – Evans Ranch Preliminary Plat

BACKGROUND: *(Presented by Planning Staff)* The proposed third amendment to the Evans Ranch Master Development Plan moves the pool to a new location and changes the open space improvements. The applicant has also requested that the Master Development Plan serves as the preliminary plat, which is permitted according to the Municipal Code.

**PUBLIC HEARING**

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning the Foothills at Unity Pass from Agriculture to Residential.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones a 126.25 acre parcel known as the Foothills at Unity Pass from Agriculture to Residential. The property is located east of Pony Express Parkway and Lake Mountain Road, and north of Glenmar Ranches.

**PUBLIC HEARING**

18. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving Regional Technology and Industry Overlay Zones.

- A. Jake Garn Site – 1,688 acres
- B. Pole Canyon Site – 643 acres

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinances adds a Regional Technology and Industry (RTI) Overlay Zone to the Jake Garn site, located south of the wastewater treatment plant and the Pole Canyon site located on the west side of the City. The City Council recently adopted the RTI Overlay Zone as an incentive to attract large scale, clean industry, high-tech, and manufacturing uses to increase the City’s tax base and provide jobs.

19. MOTION – Porter’s Crossing Town Center Commercial, Retail Pad B Site Plan.

BACKGROUND: *(Presented by Staff)* The proposed site plan is for a 17,660 sq. ft. commercial office and retail space. The 3.4 acre property is located in the Porter’s Crossing Town Center Master Development, adjacent to Ridley’s.

20. BID AWARD – Award of Bid to Cache Valley Electric for the Porter’s Crossing Traffic Signal Project.

BACKGROUND: *(Presented by City Engineer Chis Trusty)* The proposed bid award is for a traffic signal at the intersection of Porter’s Crossing Parkway and Pony Express Parkway. Funds for this project will be used as the City’s match for the Pony Express widening project.

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 **15<sup>th</sup> day of June, 2017**, 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 18, 2017**

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 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. June 20, 2017 – 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. **BOND RELEASES**
  - A. Valley View Foothills Phase A, Plats 1 & 2 – into warranty
  - B. Eagle Point I – out of warranty

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

11. **ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 17.75.120 and 17.10 of the Eagle Mountain City Municipal Code.**

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance amends Chapter 17.10 of the Municipal Code, adding a definition for Recreational Water Facilities, and adds safety requirements for swimming pools, hot tubs and spas to Chapter 17.75.120.

12. **MOTION – Clearview Estates Preliminary Plat Phase A, Amended.**

BACKGROUND: *(Presented by Staff)* The proposed preliminary plat amends the approved Clearview Estates Phase A to account for UDOT’s right-of-way along Cory B. Wride Memorial Highway. The project includes 49 lots on 39.05 acres and is located west of the Arrival subdivision.

13. **RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.**

BACKGROUND: *(Presented by Staff)* The proposed amendment to the Consolidated Fee Schedule adjusts the park pavilion fee schedule, adding additional park pavilions and adjusting the block of hours for reservations. The amendment also includes recently adopted changes to the storm drain and solid waste fees.

14. **MOTION – Appointment of Poll Workers for the 2017 Primary & General Municipal Elections in Eagle Mountain City.**

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* In accordance with Utah Code, the City Recorder will present the City Council with a list of individuals to serve as poll workers for the 2017 Primary & General Municipal Elections. [UCA 20A-5-602]

15. **MOTION – Pony Express Plaza Site Plan.**

BACKGROUND: *(Presented by Staff)* The proposed site plan is for a 15,701 square foot professional office development located on 1.35 acres at the intersection of Pony Express Parkway and Ranches Parkway, adjacent to the Willow Springs development. The parcel is zoned Village Core and is included in The Ranches Master Development Plan.

16. **BID AWARD – Award of Bid to Straight Stripe for the 2017 Frictional Mastic Surface Treatment Project.**

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed bid award is for a frictional mastic surface treatment which will be applied to asphalt that is in good condition and traffic volume is low to moderate. The product will extend the life of the pavement by limiting the oxidization caused by moisture and UV rays. The roads in the following subdivisions will receive the treatment: Arrival, Gateway Park, Northmoor, Southmoor, Parkside, Sage Valley, and Sunset Ridge. It is anticipated that the project will be completed by the end of September.

17. BID AWARD – Award of Bid to Holbrook Asphalt for the 2017 High Density Road Preservation Project.

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed bid award is for a road preservation treatment on Stagecoach Run and in the following subdivisions: Eagle Point I, Autumn Ridge, The Woods, Lone Tree, Crittenden Corner, Sundance, Rockwell Village, Evans Ranch, Meadow Ranch, Valley View, and SilverLake. It is anticipated that the project will be completed by the end of September.

18. BID AWARD – Award of Bid for the Cory B. Wride Memorial Park, Phase 1B Project.

BACKGROUND: *(Presented by Parks and Recreation Director Brad Hickman)* The proposed bid award is for construction of the Cory B. Wride Memorial Park, Phase 1B project.

19. BID AWARD – Award of Bid to Landscape Structures for the Cory B. Wride Memorial Park, Phase 1B Project.

BACKGROUND: *(Presented by City Engineer Chis Trusty)* The proposed bid award is for playground equipment and site furnishings for the Cory B. Wride Memorial Park, Phase 1B Project.

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

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **13<sup>th</sup> day of July, 2017**, 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 1, 2017**

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 – Citizen Survey
  - B. PRESENTATION – Overland project update by Ivory Development and SITLA
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. Planning Commission – Rich Wood
  - B. Military and Veterans Advisory Board – Jon Banbury

**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

### 10. MINUTES

A. July 18, 2017 – Regular City Council Meeting

## SCHEDULED ITEMS

### 11. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning the Foothills at Unity Pass from Agriculture to Residential.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones a 126.25 acre parcel known as the Foothills at Unity Pass from Agriculture to Residential. The property is located east of Pony Express Parkway and Lake Mountain Road, and north of Glenmar Ranches. The City Council held a public hearing on June 20, 2017 and the item was tabled to the August 1, 2017 meeting.

### 12. AGREEMENT – First Addendum to The Ranches Golf Course Purchase Agreement.

BACKGROUND: *(Presented by City Administrator Ifo Pili)* The proposed agreement increases the purchase price of the golf course to include past due utility fees and charges related to the operation and maintenance of the golf course. Vanguard Ranches Golf Course, LLC has requested that the City increase the purchase price by \$152,914.16 and allow the company to pay annually, according to the terms of the agreement.

### 13. AGREEMENT – Utah State University Fixed Price Research Agreement.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed cost-share agreement is for a research project between Utah State University and Eagle Mountain City for water efficient landscaping. The Center for Water Efficient Landscaping will assist Eagle Mountain in water conservation through extension programs and outreach efforts including water checks and landscape design for public spaces.

### 14. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

BACKGROUND: *(Presented by Staff)* The proposed amendment to the Consolidated Fee Schedule increases the building plan review fee from 25% of the building permit fee to 40% of the building permit fee. This adjustment is to offset the additional cost for overtime and contractor fees for inspections with the new legislation requirement that limits review time to fourteen days. Eagle Mountain's review fees are lower than most cities within the state. In comparison, Saratoga Springs and Herriman charge 65% of the building permit fee.

### 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

- 18. 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 July, 2017**, 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 SPECIAL CITY COUNCIL MEETING

**August 29, 2017**

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

### **7:30 P.M. SPECIAL SESSION – CITY COUNCIL CHAMBERS**

1. CALL TO ORDER
2. INTERVIEWS – Questions and Answer Interviews with Applicants for the Position of Interim Mayor for Eagle Mountain City.
3. MOTION – Appointment of a Candidate to Fill the Mayoral Vacancy Created by the Resignation of Mayor Christopher Pengra.

**BACKGROUND:** *(Presented by City Recorder Fionnuala B. Kofoed)* The resignation of Mayor Christopher Pengra will be effective August 18, 2017. A Notice of Vacancy was published in the Daily Herald which set a deadline for submitting statements of interest as well as a meeting date and time to fill the vacancy. The deadline to submit statements of interest was August 10, 2017 at 5:00 p.m. The City Council will interview those that applied to fill the vacancy. The person appointed to the office of Mayor will serve until noon on January 1, 2018.

4. ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **25<sup>th</sup> day of August, 2017**, 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.**

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## EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING

**August 29, 2017**

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

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

1. CALL TO ORDER
2. MOTION – Approval of the Report of the Eagle Mountain City Primary Election of August 15<sup>th</sup>, 2017, Verifying the Results of the Election by Ratifying the Results of the Canvass; Accepting the Report of the Election Official and Certifying the Election Results; and Declaring the Persons Reported by the Election Official as Receiving the Highest Number of Votes to be on the Ballot and Nominated for the General Municipal Election on November 7<sup>th</sup>, 2017.

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The Eagle Mountain City Council will convene in a special meeting as the official Board of Canvassers to canvass the Primary Election held August 15, 2017. As the Board of Canvassers, the Board will review the report of election results, approve the report of the results and execute the report and certify the final vote totals for persons on the ballot. Pursuant to State law, it is necessary that the City Council, as the Board of Canvassers, canvass the 2017 Primary Election no sooner than seven days and no later than fourteen days after the election.

3. ADJOURNMENT

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 25<sup>th</sup> day of August, 2017, 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.**

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## EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 5, 2017**

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. Update - Ridgeline Overlay
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. August 1, 2017 – Regular City Council Meeting
  - B. August 14, 2017 – Special 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. SUBDIVISION BOND RELEASES – Into Warranty

- A. Evan Ranch R-3, K-1 & K-5
- B. Oak Hollow Phase A Plat 1 & 2
- C. SilverLake 13
- D. Skyline Ridge Phase 2, Plat 1

11. RESOLUTION

- A. Wastewater Pretreatment Program

**SCHEDULED ITEMS**

**PUBLIC HEARING**

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Sunset Flats Master Development Plan.

BACKGROUND: *(Presented by Planning Staff)* The proposed Sunset Flats Master Development Plan includes 688 units on 206.65 acres. The project includes 515 single family lots, 96 condominiums and 77 townhomes for a total density of 3.3 dwelling units per acre. The project is located on the north east corner of the intersection of Bobby Wren Boulevard and Pony Express Parkway. The proposal contains Tier I, II, III and IV Residential as well as a commercial storage component.

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.60.120 of the Eagle Mountain Municipal Code for General Fencing Provisions.

BACKGROUND: *(Presented by Planning Staff)* This staff-proposed Development Code amendment removes the requirement that corner and side yard fences be set back 3 feet from property lines and adds a reference to a section of the Code that address arterial and collector road fencing.

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 **31<sup>th</sup> day of August, 2017**, 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 19, 2017**

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 – Ivory Homes Master Development Agreement Update
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. APPOINTMENT – Youth Council
  - A. Hannah Clark, Youth Mayor
  - B. Carter Morrison, Youth Councilmember
  - C. Michaela Watters, Youth Councilmember

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

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10. RECOGNITION

- A. Chris Pengra, Eagle Mountain City Mayor
- B. Daniel Boles, Eagle Mountain Planning Commissioner

**CONSENT AGENDA**

11. MINUTES

- A. September 5, 2017 – Regular City Council Meeting

12. SUBDIVISION BOND RELEASE – Out of Warranty

- A. Valley View Ranch, Plat D2

**SCHEDULED ITEMS**

13. AGREEMENT – First Addendum to the Interlocal Cooperation Agreement between Mountainland Association of Governments (MAG) and Eagle Mountain City for the Pony Express Widening Project.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The City Council approved an Interlocal Agreement with MAG for funding of the Pony Express Widening Project. This proposed addendum amends the timing of reimbursements for the project, which will ensure that MAG has the funding appropriated before reimbursements are submitted.

14. MOTION – SilverLake Neighborhood Match Grant Project.

BACKGROUND: *(Presented by Parks and Recreation Director Brad Hickman)* The City Council approved a Neighborhood Match Grant Program in May, 2016. Recently, City staff received an application from residents of the SilverLake subdivision. The Parks and Recreation Advisory Board has reviewed the application and recommends approval of the project.

15. AGREEMENT – Development Easement Agreement between Eagle Mountain City and the School and Institutional Trust Lands Administration (SITLA).

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* In conjunction with the Glenmar Ranches subdivision, the developer must pave and complete other improvements to a portion of Lake Mountain Road that is located on property owned by the School Institutional Trust Lands Administration (SITLA). The agreement grants an easement to Eagle Mountain City to make the improvements, subject to the City agreeing to allow SITLA to relocate Lake Mountain Road in the future and relocate certain facilities in a utility easement adjacent to Lake Mountain Road.

16. AGREEMENT – Payment for a Road Easement for the Glenmar Ranches Subdivision.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The Eagle Mountain City Council approved the Glenmar Ranches subdivision with a condition that the developer pave a portion of Lake Mountain Road. This condition of approval required the developer to obtain an easement from SITLA. SITLA and the City have discussed SITLA’s potentially waiving the cost of the easement in conjunction with the proposed amendments to the Overland Master Development



Agreement. The proposed agreement requires the developer to pay for the easement if the cost is not waived by SITLA.

17. MOTION – Purchase of a Sewer Pump Truck.

BACKGROUND: *(Presented by Facilities/Operations Director Jeff Weber)* The City Council previously approved \$400,000.00 to purchase a pump truck, which will be used for cleaning and maintaining the sewer lines. Freightliner of Utah has the State contract for the cab and chassis and Legacy Equipment has the State contract for the pump body.

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 September, 2017**, 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  
JOINT CITY COUNCIL AND  
PLANNING COMMISSION MEETING

**October 9, 2018 7:00 p.m.**

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

Notice is hereby given that the Eagle Mountain City Council and Planning Commission will participate in a joint Work Session on Tuesday, October 2, 2018 at 7:00 p.m. in the Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah. The purpose of the meeting is to discuss Code amendments and receive training on the Open and Public Meetings Act. This is a Work Session only and no public comments will be taken.

1. OPEN AND PUBLIC MEETINGS ACT
2. REVIEW OF ROLES & RESPONSIBILITIES OF PLANNING COMMISSION AND CITY COUNCIL
3. DISCUSSIONS – CODE AMENDMENTS
  - Zoning Chapters – significant amendments to Chapter 17.25 Residential Zone and Chapter 17.30 Residential Zone Bonus Density Entitlements in order to be consistent with the recently adopted Eagle Mountain General Plan. This also includes the creation of additional zones, including but not limited to various residential zones, a parks and open space zone, a public and civic zone, a community commercial zone, and a regional commercial zone.
  - If time permits – other Code amendments, including but not limited to Hillside Development Standards and Connectivity.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **20<sup>th</sup> day of September, 2018**, 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 PUBLIC MEETINGS.**

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in the Public 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 or Planning Commission to participate. This agenda is subject to change with a minimum 24-hour notice.**



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**October 3, 2017**

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.
  - A. DISCUSSION – Branding / City Signage
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. RECOGNITION
  - A. Daniel Boles, Eagle Mountain Planning Commissioner

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

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## CONSENT AGENDA

### 10. MINUTES

A. September 19, 2017 – Regular City Council Meeting

## SCHEDULED ITEMS

### 11. MOTION – Simpson Hollow Preliminary Plat.

BACKGROUND: *(Presented by Staff)* The proposed 5.98 acre, 59 twin home unit development is located between Willow Springs and Simpson Springs at Red Hawk Ranch.

### 12. BID AWARD – Purchase and Installation of a Pergola for the Pony Express Memorial Cemetery.

BACKGROUND: *(Presented by Parks and Recreation Director Brad Hickman)* The City Council approved the purchase of a pergola for the City Cemetery, using funds allocated from the TRCC grant administered through Utah County, earlier this spring. The total cost for the purchase and installation of the pergola requires City Council approval. Staff is also requesting funds to complete the east entrance of the cemetery in conjunction with the construction of the pergola.

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 September, 2017**, 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 17, 2017**

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 – Aquatic Center / VCBO
  - B. UPDATE – Well #5 Repairs
  - C. UPDATE – Fencing at Cory Wride Memorial Park
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. RECOGNITION
  - A. Chris Pengra, Mayor of Eagle Mountain City

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## CONSENT AGENDA

10. MINUTES
  - A. October 3, 2017 – Regular City Council Meeting
11. CHANGE ORDER
  - A. Cory Wride Memorial Park, Phase 1a
12. BOND RELEASE – Into Warranty
  - A. Hidden Hollow Phase A, Plat 2

## SCHEDULED ITEMS

13. BOND RESOLUTIONS
  - A. Resolution of Eagle Mountain City, Utah, (The “Issuer”), Authorizing the Issuance and Sale of Not More Than \$5,000,000 Aggregate Principal Amount of Water and Sewer Revenue Refunding Bonds, Series 2017A; and Related Matters.
  - B. Resolution of Eagle Mountain City, Utah, (The “Issuer”), Authorizing the Issuance and Sale of Not More Than \$1,500,000 Aggregate Principal Amount of Water and Sewer Revenue Bonds, Series 2017B; and Related Matters.

BACKGROUND: *(Presented by Lewis Young Robertson & Burningham, Inc.)* Resolution Series 2017A is for the refunding of the 2007 Water and Sewer Revenue Bonds at a reduced rate. Resolution Series 2017B resolution is for the authorization and issuance of Water and Sewer Revenue Bonds for the construction of a sewer pipeline, pump station and repairs to the existing system for the White Hills subdivision.

14. MOTION – SilverLake 17 Preliminary Plat.

BACKGROUND: *(Presented by Staff)* The proposed 10.25 acre, 52 unit preliminary plat is located within the SilverLake subdivision, south of the Tickville Wash. The project connects Evans Ranch to SilverLake Plat 16 and will provide a secondary fire access for the SilverLake subdivision south of the wash.

15. MOTION – Request to Resubmit a Rezone/MDP Application for Sunset Flats.

BACKGROUND: *(Presented by Staff)* The City Council recently denied a Master Development Plan (MDP) application for the Sunset Flats development. Since then, the applicant has made significant changes to the proposal and, according to City Code, may request that the City Council considers a Request to Resubmit a Rezone/MDP Application. If the City Council approves the application, the MDP will be noticed and presented to the Planning Commission for recommendation to the City Council.

16. AGREEMENT – Reimbursement Agreement between Eagle Mountain City and Porter Ranch Town Homes, LLC, for St. Andrews Drive.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed reimbursement agreement is for the completion of a portion of Saint Andrews Drive and relocation of certain park improvements that are City owned and outside of the developer's project area.

17. AGREEMENT – Interlocal Cooperative Purchase Agreement between Eagle Mountain City and the Houston-Galveston Area Council.

BACKGROUND: *(Presented by Public Utilities Manager Mack Straw)* The proposed agreement is for an interlocal cooperative purchasing program with the Houston-Galveston Area Council (H-GAC) for goods and services with eligible entities.

18. RESOLUTION – Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for a Construction Water Hydrant Rental Deposit.

BACKGROUND: *(Presented by Public Utilities Manager Mack Straw)* The proposed increase to the water hydrant rental deposit raises the deposit to cover the actual replacement cost of a water hydrant meter and or damage to the hydrant.

19. BID AWARD – Award of Bid to PEC Engineers for the Construction Management of the Pony Express Widening Project.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The bid award is for the construction management of the Pony Express widening project. Eagle Mountain City has partnered with Saratoga Springs, MAG and UDOT to widen Pony Express Parkway to five lanes. Phases 1 and 2 of the widening project have been combined and it is anticipated that the road expansion will be completed in 2018. Any funds paid by Eagle Mountain City to PEC for this project will be reimbursed by MAG.

20. BID AWARD – Award of Bid to Black Forest Paving for the Community Development Building Parking Lot Extension Project.

BACKGROUND: *(Presented by Facilities/Operations Director Jeff Weber)* The proposed bid award is for 24 additional parking stalls at the Community Development Building parking lot. Several departments recently relocated to the building, which increased the need for additional parking.

21. BID AWARD – Award of Bid to Advanced Civil Engineering for the Design of High School Road.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed bid is for the design of High School Road, which will access the new high school and provide a second access to from Pony Express Parkway to Eagle Mountain Boulevard. This new road will help traffic circulation in that area with the opening of the high school.

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

23. 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.
24. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report
25. 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 October, 2017**, 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 21, 2017**

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 – UFSA Tax Increase
  - B. UPDATE – Blasting Ordinance
  - C. UPDATE – SITLA Master Development Agreement and 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 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
10. APPOINTMENTS
  - A. Planning Commission – 2 year terms
    - i. DeLin Anderson
    - ii. Brett Wright

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

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## CONSENT AGENDA

11. MINUTES
  - A. October 17, 2017 – Regular City Council Meeting
12. BOND RELEASES – Into Warranty
  - A. Colonial Park Phase III
  - B. City Center Commercial Phase A, Plats 1 and 3
  - C. Evans Ranch Plat D
  - D. Sweetwater Plats 5 and 6
13. BOND RELEASE – Out of Warranty
  - A. Pioneer Addition Plat 7C
14. 2018 MEETING SCHEDULE
15. CHANGE ORDER
  - A. Sunset Drive Trail Project

The following items were moved from the Scheduled Items to the Consent Agenda:

23. AGREEMENT – Purchase Agreement between Eagle Mountain City and Legacy Equipment for a Street Sweeper.
24. AGREEMENT – Purchase Agreements for a Sewer Camera Truck through the H-GAC Interlocal Purchasing Agreement.
  - A. Purchase of a Truck Box and Equipment from RS Technical for \$145,923.50.
  - B. Purchase of a 2017 Ford E450 Chassis from Chastain Ford for \$40,988.00.
25. BID AWARD – Award of Bid to Utelight Corporation for the Purchase of Light Weight Chip Seal Aggregate.
26. BID AWARD – Award of Bid to CKC Asphalt for the 2018 Crack Seal Project.
27. BID AWARD – Award of Bid to Prime Solutions for a Dewatering Fan Press.

## SCHEDULED ITEMS

16. MOTION – The City Council will Recess the Meeting and Convene as the Official Board of Canvassers to Canvass the Eagle Mountain City General Election.

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The Board of Canvassers will review the report of election results, prepared by the City Recorder as the Election Official, consider and approve the report of the results, execution of the report and certification of the final vote totals for persons on the ballot. Pursuant to State law, it is necessary that the City Council, as the Board of Canvassers, canvass the 2017 General Election no sooner than seven (7) days and no later than fourteen (14) days after the election.

A. MOTION – Consideration and Approval of the Report of the Eagle Mountain City General Election of November 7, 2017, Verifying the Results of the Election by Ratifying the Results of the Canvass; Accepting the Report of the Election Official and Certifying the Election Results; and Declaring the City Council Candidates, Reported by the Election Official as Receiving the Highest Number of Ballots, to be Elected.

B. MOTION – The Board of Canvassers will Adjourn and Reconvene as the City Council.

**PUBLIC HEARING**

17. RESOLUTION – Public Hearing to Allow Public Input Regarding (A) the Issuance and Sale of Not More Than \$1,500,000 Aggregate Principle Amount of Water and Sewer Revenue Bonds, Series 2017B and (B) the Potential Economic Impact that the Improvements to be Financed with the Proceeds of the Series 2017B Bonds Will Have on the Private Sector; and Related Matters.

**PUBLIC HEARING**

18. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2017-2018 Annual Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* The proposed amendments to the FY 2017-2018 budget include expenditures for rollover capital projects and the General Plan update.

**PUBLIC HEARING**

19. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting a Ridgeline Protection Overlay Zone.

BACKGROUND: *(Presented by Planning Staff)* This staff proposed ordinance adopts a Ridgeline Protection Overlay Zone for the purpose of protecting the City's ridgelines from development.

**PUBLIC HEARING**

20. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Foothills at Unity Pass from Agriculture to Residential.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones a 126.25 acre parcel known as the Foothills at Unity Pass from Agriculture to Residential. The property is located east of Pony Express Parkway and Lake Mountain Road, and north of Glenmar Ranches. The City Council held a public hearing on June 20, 2017 and the item was tabled to the August 1, 2017 meeting.

**PUBLIC HEARING**

~~Removed from agenda.~~

21. ~~ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Pacific Springs from Agriculture to Single Family Residential.~~

BACKGROUND: *(Presented by Planning Staff)* The proposed rezone of a 41.15 acre parcel from agriculture to single family residential is located north of the new Eagle Mountain high school and south of Cory Wride Memorial Park.

**PUBLIC HEARING**

22. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Section 17.60.150 of the Eagle Mountain Municipal Code for Lot Size Transitioning.

BACKGROUND: *(Presented by Planning Staff)* This staff proposed amendment to the Lot Size Transition section of the Municipal Code refines lot size transition standards and allows for conservation subdivisions as an alternative to traditional lot size transitioning.

23. AGREEMENT – Purchase Agreement between Eagle Mountain City and Legacy Equipment for a Street Sweeper.

Moved to Consent Agenda.

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed agreement is for the purchase of a vacuum street sweeper. Approval of the agreement would initiate the process to build the sweeper, which will take approximately 10 months. Purchasing the equipment provides better flexibility than renting for scheduled use and in emergency situations.

24. AGREEMENT – Purchase Agreements for a Sewer Camera Truck through the H-GAC Interlocal Purchasing Agreement.

Moved to Consent Agenda.

- A. Purchase of a Truck Box and Equipment from RS Technical for \$145,923.50.
- B. Purchase of a 2017 Ford E450 Chassis from Chastain Ford for \$40,988.00.

BACKGROUND: *(Presented by Public Utilities Manager Mack Straw)* The proposed agreement is for a camera truck that will be used for video inspections and maintaining the sewer collection system. The purchase includes a 2017 Ford E450 chassis, truck box, and all camera equipment needed to video inspect sewer lines.

25. BID AWARD – Award of Bid to Utelight Corporation for the Purchase of Light Weight Chip Seal Aggregate.

Moved to Consent Agenda.

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed bid award is for the purchase and freight of light weight aggregate in preparation for the chip seal projects. The product will be used for the chip seal on SilverLake Parkway, Porter’s Crossing, Sandpiper Road and Heritage Drive.

26. BID AWARD – Award of Bid to CKC Asphalt for the 2018 Crack Seal Project.

Moved to Consent Agenda.

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The bid award is for the 2018 Crack Seal Project. Crack seal is used as preventative maintenance for asphalt. It prevents the infiltration of water into the base material underneath the asphalt which helps eliminate settling, subgrade failure, potholes and extends the life of the pavement.

27. BID AWARD – Award of Bid to Prime Solutions for a Dewatering Fan Press.

Moved to Consent Agenda.

BACKGROUND: *(Presented by Public Utilities Manager Mack Straw)* The proposed bid is for a dewatering fan press from Prime Solutions for the Eagle Mountain wastewater treatment plant.

28. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
29. 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.
30. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report
31. 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 November, 2017**, 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 21, 2017**

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 – UFSA Tax Increase – *State the item and allow Ifo to provide an introduction.*
  - B. UPDATE – Blasting Ordinance *Steve Mumford will present*
  - C. UPDATE – SITLA Master Development Agreement and Plan *Steve Mumford will present*
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda. *Starting with the Consent Agenda (CA), go through each item for consideration. Items on the CA are approved with a single motion. The Council may choose to remove any item from the CA and place it on the Policy Session if they have additional questions or concerns.*
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated. *When we get to the end of the agenda review, and if there are any items to discuss in a closed session, a motion, identifying why we're closing, will be needed.*

### **7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS** (*find someone for the prayer and pledge*)

4. CALL TO ORDER – *State the date and time and welcome the audience. I'm not aware that anyone will be absent or participating by phone. If they are absent, excuse them.*

*Prayer*

5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS – *Read the list verbatim.*

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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.) Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. – *Time has been set aside for the City Council and Mayor to make comments. Invite Council to make any comments.*
9. PROCLAMATION – Type I Diabetes Awareness – *Read proclamation and call for a motion.*
10. APPOINTMENTS –*State the names, terms and the board they’ll be on. Call for a motion. Invite them up to be sworn in.*
  - A. Planning Commission – 2 year terms
    - i. DeLin Anderson
    - ii. Brett Wright

**CONSENT AGENDA** – *Call for a motion for the consent agenda. There is no discussion for any of these items prior to the motion. However, any item may be removed and placed on the Policy Session if there are unresolved issues that need further discussion.*

11. MINUTES
  - A. October 17, 2017 – Regular City Council Meeting
12. BOND RELEASES – Into Warranty
  - A. Colonial Park Phase III
  - B. City Center Commercial Phase A, Plats 1 and 3
  - C. Evans Ranch Plat D
  - D. Sweetwater Plats 5 and 6
13. BOND RELEASE – Out of Warranty
  - A. Pioneer Addition Plat 7C
14. 2018 MEETING SCHEDULE
15. CHANGE ORDER
  - A. Sunset Drive Trail Project

## **SCHEDULED ITEMS**

16. MOTION – The City Council will Recess the Meeting and Convene as the Official Board of Canvassers to Canvass the Eagle Mountain City General Election. *These are two separate items and need separate motions.*
  - a) *State the item for consideration and invite staff to make a presentation.*
  - b) *Ask Council if they have any questions.*

c) **Call for a motion.**

**BACKGROUND:** *(Presented by City Recorder Fionnuala Kofoed)* The Board of Canvassers will review the report of election results, prepared by the City Recorder as the Election Official, consider and approve the report of the results, execution of the report and certification of the final vote totals for persons on the ballot. Pursuant to State law, it is necessary that the City Council, as the Board of Canvassers, canvass the 2017 General Election no sooner than seven (7) days and no later than fourteen (14) days after the election.

- A. MOTION – Consideration and Approval of the Report of the Eagle Mountain City General Election of November 7, 2017, Verifying the Results of the Election by Ratifying the Results of the Canvass; Accepting the Report of the Election Official and Certifying the Election Results; and Declaring the City Council Candidates, Reported by the Election Official as Receiving the Highest Number of Ballots, to be Elected.
- B. MOTION – The Board of Canvassers will Adjourn and Reconvene as the City Council.

**PUBLIC HEARING**

- 17. RESOLUTION – Public Hearing to Allow Public Input Regarding (A) the Issuance and Sale of Not More Than \$1,500,000 Aggregate Principle Amount of Water and Sewer Revenue Bonds, Series 2017B and (B) the Potential Economic Impact that the Improvements to be Financed with the Proceeds of the Series 2017B Bonds Will Have on the Private Sector; and Related Matters.

Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.

**PUBLIC HEARING**

- 18. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2017-2018 Annual Budget.

Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.

**BACKGROUND:** *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* The proposed amendments to the FY 2017-2018 budget include expenditures for rollover capital projects and the General Plan update.

**PUBLIC HEARING**

- 19. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting a Ridgeline Protection Overlay Zone.

Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.

**BACKGROUND:** *(Presented by Planning Staff)* This staff proposed ordinance adopts a Ridgeline Protection Overlay Zone for the purpose of protecting the City’s ridgelines from development.



**PUBLIC HEARING**

20. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Foothills at Unity Pass from Agriculture to Residential.

Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones a 126.25 acre parcel known as the Foothills at Unity Pass from Agriculture to Residential. The property is located east of Pony Express Parkway and Lake Mountain Road, and north of Glenmar Ranches. The City Council held a public hearing on June 20, 2017 and the item was tabled to the August 1, 2017 meeting.

**PUBLIC HEARING**

21. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Pacific Springs from Agriculture to Single Family Residential.

Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.

BACKGROUND: *(Presented by Planning Staff)* The proposed rezone of a 41.15 acre parcel from agriculture to single family residential is located north of the new Eagle Mountain high school and south of Cory Wride Memorial Park.

**PUBLIC HEARING**

22. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Section 17.60.150 of the Eagle Mountain Municipal Code for Lot Size Transitioning.

Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.

BACKGROUND: *(Presented by Planning Staff)* This staff proposed amendment to the Lot Size Transition section of the Municipal Code refines lot size transition standards and allows for conservation subdivisions as an alternative to traditional lot size transitioning.

23. AGREEMENT – Purchase Agreement between Eagle Mountain City and Legacy Equipment for a Street Sweeper.

- a) State the item for consideration and invite staff to make a presentation.
- b) Ask Council if they have any questions.
- c) Call for a motion.

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed agreement is for the purchase of a vacuum street sweeper. Approval of the agreement would

initiate the process to build the sweeper, which will take approximately 10 months. Purchasing the equipment provides better flexibility than renting for scheduled use and in emergency situations.

24. AGREEMENT – Purchase Agreements for a Sewer Camera Truck through the H-GAC Interlocal Purchasing Agreement. *These are two separate items and need separate motions.*

A. Purchase of a Truck Box and Equipment from RS Technical for \$145,923.50.

B. Purchase of a 2017 Ford E450 Chassis from Chastain Ford for \$40,988.00.

- a) *State the item for consideration and invite staff to make a presentation.*
- b) *Ask Council if they have any questions.*
- c) *Call for a motion.*

BACKGROUND: *(Presented by Public Utilities Manager Mack Straw)* The proposed agreement is for a camera truck that will be used for video inspections and maintaining the sewer collection system. The purchase includes a 2017 Ford E450 chassis, truck box, and all camera equipment needed to video inspect sewer lines.

25. BID AWARD – Award of Bid to Utelight Corporation for the Purchase of Light Weight Chip Seal Aggregate.

- a) *State the item for consideration and invite staff to make a presentation.*
- b) *Ask Council if they have any questions.*
- c) *Call for a motion.*

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed bid award is for the purchase and freight of light weight aggregate in preparation for the chip seal projects. The product will be used for the chip seal on SilverLake Parkway, Porter's Crossing, Sandpiper Road and Heritage Drive.

26. BID AWARD – Award of Bid to CKC Asphalt for the 2018 Crack Seal Project.

- a) *State the item for consideration and invite staff to make a presentation.*
- b) *Ask Council if they have any questions.*
- c) *Call for a motion.*

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The bid award is for the 2018 Crack Seal Project. Crack seal is used as preventative maintenance for asphalt. It prevents the infiltration of water into the base material underneath the asphalt which helps eliminate settling, subgrade failure, potholes and extends the life of the pavement.

27. BID AWARD – Award of Bid to Prime Solutions for a Dewatering Fan Press.

- a) *State the item for consideration and invite staff to make a presentation.*
- b) *Ask Council if they have any questions.*
- c) *Call for a motion.*

BACKGROUND: *(Presented by Public Utilities Manager Mack Straw)* The proposed bid is for a dewatering fan press from Prime Solutions for the Eagle Mountain wastewater treatment plant.

28. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business. **Invite the Council to make any closing comments.**
29. 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.
30. COMMUNICATION ITEMS – **This is for information only. No discussion or motion is required.**
  - A. Upcoming Agenda Items
  - B. Financial Report
31. ADJOURNMENT – **Call for a motion to adjourn. Call for a second, vote and go home!**

#### 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 November, 2017**, 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 5, 2017**

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 – Holiday Lights Display
  - B. UPDATE – Porter’s Crossing Town Center
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 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. November 21, 2017 – Regular City Council Meeting
10. BOND RELEASES – Into Warranty
  - A. Evans Ranch, Plat F-2

**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.**

- B. Evans Ranch, Plat K-2
- C. Evans Ranch, Plat K-6

## SCHEDULED ITEMS

11. MOTION – Gateway Park Business Center Site Plan.

BACKGROUND: *(Presented by Planning Staff)* The proposed site plan is for two flex space buildings located on 2.85 acres within the Gateway Park project. The project is located north of Cory Wride Memorial Highway (SR-73) adjacent to Mt. Airey Drive.

### PUBLIC HEARING

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 17.10 Definitions and 17.20 Agriculture Zone, of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Staff)* The applicant proposed amendment to Chapter 17.10 Definitions and 17.20 Agriculture Zone adds three conditional uses to the Agriculture Zone.

### PUBLIC HEARING

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Pacific Springs from Agriculture to Residential.

BACKGROUND: *(Presented by Planning Staff)* The proposed rezone of a 41.15 acre parcel from Agriculture to Single Family Residential is located north of the new Eagle Mountain high school and south of Cory Wride Memorial Park.

### PUBLIC HEARING

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 8.25, 15.30, & 16.20 of the Eagle Mountain Municipal Code for Blasting.

BACKGROUND: *(Presented by Planning Staff)* This staff proposed amendment to the Municipal Code is to ensure blasting is done in a safe and responsible manner under the guidelines and direction of the Eagle Mountain City Council, City Engineer, Unified Fire Authority, and the State Division of Air Quality.

### PUBLIC HEARING

15. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the SITLA/Ivory Master Development Plan for Overland.

B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the SITLA/Ivory Master Development Agreement for Overland.

BACKGROUND: *(Presented by Planning Staff)* The SITLA Master Development Plan, also known as the State of Utah School and Institutional Trust Lands Administration Master Development Plan, was originally approved in 2003. The applicant has proposed an amendment to the Master Development Plan to modify zoning, transportation, parks/open space, land uses and

density. The Master Development Agreement is also being amended to accommodate for changes in the Master Development Plan.

**PUBLIC HEARING – *The public hearing has been canceled and postponed until January 2, 2018 this item. This item will not be discussed during the December 5, 2017 Policy Session.***

16. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Porter’s Crossing Town Center Master Development Plan Map.
- B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Porter’s Crossing Town Center Master Development Agreement.
- C. MOTION – Porter’s Crossing Town Center Amended Preliminary Plat.

BACKGROUND: *(Presented by Planning Director Steve Mumford)* This applicant-proposed amendment to the Porter's Crossing Town Center Master Development Plan and Agreement removes a small portion of proposed commercial development, replaces some multifamily development with small single family residential lots, changes a residential pod to civic use, and adds an institutional component to the plan. Additionally, the applicant is proposing the New Park preliminary plat, which is contingent on the approval of the MDP amendment, and contains 169 small single family lots on 35.58 acres with an overall density of 4.75 units per acre.

17. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual.

BACKGROUND: *(Presented by Communications & Community Relations Director Linda Peterson)* The proposed amendment to the Policies and Procedures Manual updates the existing media use policy regarding management of the City’s social media accounts, use of personal social media accounts, records retention, emergency procedures, and general online conduct, including best practices.

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
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 November, 2017**, 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. Kofeod, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**December 5, 2017**

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 – Holiday Lights Display – **Linda Peterson will present**
  - B. UPDATE – Porter’s Crossing Town Center – **Steve Mumford will present**
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda. **Starting with the Consent Agenda (CA), go through each item for consideration. Items on the CA are approved with a single motion. The Council may choose to remove any item from the CA and place it on the Policy Session if they have additional questions or concerns.**
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated. **When we get to the end of the agenda review, and if there are any items to discuss in a closed session, a motion, identifying why we’re closing, will be needed.**

### **7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS** (find someone for the prayer and pledge)

4. CALL TO ORDER **State the date and time and welcome the audience. I’m not aware that anyone will be absent or participating by phone. If they are absent, excuse them.**  
  
**Prayer**
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS – **Read the list verbatim**
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.)* **Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.**

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8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. – Time has been set aside for the City Council and Mayor to make comments. Invite Council to make any comments.

**CONSENT AGENDA** – Call for a motion for the consent agenda. There is no discussion for any of these items prior to the motion. However, any item may be removed and placed under the Schedule Items if there are unresolved issues that need further discussion.

9. MINUTES  
A. November 21, 2017 – Regular City Council Meeting
10. BOND RELEASES – Into Warranty  
A. Evans Ranch, Plat F-2  
B. Evans Ranch, Plat K-2  
C. Evans Ranch, Plat K-6

### **SCHEDULED ITEMS**

11. MOTION – Gateway Park Business Center Site Plan.
- a) State the item for consideration and invite staff to make a presentation.
  - b) Ask Council if they have any questions.
  - c) Call for a motion.

BACKGROUND: *(Presented by Planning Staff)* The proposed site plan is for two flex space buildings located on 2.85 acres within the Gateway Park project. The project is located north of Cory Wride Memorial Highway (SR-73) adjacent to Mt. Airey Drive.

### **PUBLIC HEARING**

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 17.10 Definitions and 17.20 Agriculture Zone, of the Eagle Mountain Municipal Code.
- a) State the item for consideration and invite staff to make a presentation.
  - b) Ask Council if they have any questions.
  - c) If the applicant is present, ask him if he has any comments.
  - d) Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.
  - e) Call for a motion.

BACKGROUND: *(Presented by Planning Staff)* The applicant proposed amendment to Chapter 17.10 Definitions and 17.20 Agriculture Zone adds three conditional uses to the Agriculture Zone.

### **PUBLIC HEARING**

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Pacific Springs from Agriculture to Residential.



- a) State the item for consideration and invite staff to make a presentation.
- b) Ask Council if they have any questions.
- c) If the applicant is present, ask if he has any comments.
- d) Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.
- e) Call for a motion.

BACKGROUND: *(Presented by Planning Staff)* The proposed rezone of a 41.15 acre parcel from Agriculture to Single Family Residential is located north of the new Eagle Mountain high school and south of Cory Wride Memorial Park.

**PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 8.25, 15.30, & 16.20 of the Eagle Mountain Municipal Code for Blasting.

- a) State the item for consideration and invite staff to make a presentation.
- b) Ask Council if they have any questions.
- c) Let the audience know that public comment forms are available in the back of the room and to return any filled out forms to the City Recorder. Invite those who have submitted a request to the podium to make their comment.
- d) Call for a motion.

BACKGROUND: *(Presented by Planning Staff)* This staff proposed amendment to the Municipal Code is to ensure blasting is done in a safe and responsible manner under the guidelines and direction of the Eagle Mountain City Council, City Engineer, Unified Fire Authority, and the State Division of Air Quality.

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15. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the SITLA/Ivory Master Development Plan for Overland.

- B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the SITLA/Ivory Master Development Agreement for Overland.

- a) State the item for consideration and invite staff to make a presentation.
- b) Ask Council if they have any questions.
- c) If the applicant is present, ask if they have any comments.
- d) Call for a motion on the ordinance.
- e) Call for a motion on the resolution.

BACKGROUND: *(Presented by Planning Staff)* The SITLA Master Development Plan, also known as the State of Utah School and Institutional Trust Lands Administration Master Development Plan, was originally approved in 2003. The applicant has proposed an amendment to the Master Development Plan to modify zoning, transportation, parks/open space, land uses and density. The Master Development Agreement is also being amended to accommodate for changes in the Master Development Plan.

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17. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual.
  - a) *State the item for consideration and invite staff to make a presentation.*
  - b) *Ask Council if they have any questions.*
  - c) *Call for a motion.*

BACKGROUND: *(Presented by Communications & Community Relations Director Linda Peterson)* The proposed amendment to the Policies and Procedures Manual updates the existing media use policy regarding management of the City’s social media accounts, use of personal social media accounts, records retention, emergency procedures, and general online conduct, including best practices.

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21. A. Upcoming Agenda Items

22. ADJOURNMENT

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EAGLE MOUNTAIN  
JOINT CITY COUNCIL AND  
PLANNING COMMISSION MEETING

**December 12, 2017 7:00 p.m.**

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

Notice is hereby given that the Eagle Mountain City Council and Planning Commission will participate in a joint work session on Tuesday, December 12, 2017 at 7:00 p.m. in the Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah. The purpose of the work session is for the City Council and Planning Commission to update the Eagle Mountain City General Plan. This is a work session only and no public comments will be taken.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **8<sup>th</sup> day of December, 2017**, 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

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