

# Eagle Mountain City Council Agendas 2018

## *Dates of City Council Meetings:*

- January 2, 2018
- January 16, 2018
- January 22, 2018
- January 23, 2018
- February 6, 2018
- February 20, 2018
- March 6, 2018
- March 13, 2018
- April 3, 2018
- April 17, 2018
- May 1, 2018
- May 15, 2018
- May 16, 2018
- June 5, 2018
- June 19, 2018
- June 27, 2018
- July 17, 2018
- August 7, 2018
- August 21, 2018
- September 4, 2018
- September 18, 2018
- October 2, 2018
- October 9, 2018
- October 16, 2018
- November 20, 2018
- December 4, 2018



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**January 2, 2018**

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 – 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.
9. APPOINTMENTS
  - A. Planning Commission – 3 year terms
    - i. Matthew Everett
    - ii. Jared Gray
  - B. Senior Citizen Advisory Council – 4 year terms
    - i. Joye Roberts
    - ii. Karen Scott

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- iii. Marsha Taylor
- iv. Wanda Magnus

## CONSENT AGENDA

- 10. MINUTES
  - A. December 5, 2017 – Regular City Council Meeting
- 11. BOND RELEASE – Into Warranty
  - A. Spring Run Phase A Plat 2
- 12. BOND RELEASES – Out of Warranty
  - A. Skyline Ridge Phase 1B
  - B. Skyline Ridge Phase 1D

## SCHEDULED ITEMS

### PUBLIC HEARING

- 13. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Sunset Flats Master Development Plan.
- B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Sunset Flats Master Development Agreement.

BACKGROUND: *(Presented by Planning Staff)* The proposed Sunset Flats Master Development Plan includes 384 single family lots on 206.65 acres with a density of 1.89 dwelling units per acre. The project is located on the northeast corner of the intersection of Bobby Wren Boulevard and Pony Express Parkway. The Master Development Agreement documents the terms of the project.

### PUBLIC HEARING

- 14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 17.80, Sign Regulations and Sign Permits, and 17.25, Side Yard Setbacks, of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Staff)* The staff proposed amendment to Chapter 17.25 Side Setbacks, increases the side yard setbacks to at least 10 feet on one of the side yards for each residential lot. Chapter 17.80 Sign Regulations and Sign Permits is amended to require any signs that are placed in a public right-of-way to be registered on the City website and limits the number of signs to be permitted in the right-of-way to five.

- 15. 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.

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

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **28<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



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**January 16, 2018**

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

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

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

1. Welcome
2. Budget Principles – *Presented by Aaron Sanborn*
3. 2018 Budget Review – *Presented by David Mortensen*
4. Leadership Video Presentation – *“Start with Why” by Simon Sinek*
5. Council Discussion – *Presented by Mayor Westmoreland and Ifo Pili (transportation, parks and open space, imaging and branding, economic development)*

### **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. PRESENTATION – Pulse Point App / UFA
  - B. UPDATE – Sports Complex
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

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

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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. Youth Council Advisors
    - i. Tyler Slack
    - ii. Heather Slack

**CONSENT AGENDA**

10. MINUTES
  - A. [December 12, 2017](#) – Joint City Council and Planning Commission Work Session
  - B. [January 2, 2018](#) – Regular City Council Meeting
11. CHANGE ORDER
  - A. [Pony Express Widening Project](#) – Horrocks Engineers
12. BID AWARD
  - A. [Pony Express Widening](#) - Culvert Extension Project – Knife River Construction
13. [FY 2017 AUDIT](#) – Acceptance of the FY 2017 Financial Audit – Ron Gilbert
14. BOND RELEASE – Into Warranty
  - A. [The Village at Porter’s Crossing](#)

**SCHEDULED ITEMS**

15. **PUBLIC HEARING**
  - A. [ORDINANCE](#) – An Ordinance of Eagle Mountain City, Utah, Approving the 3<sup>rd</sup> Amendment to 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 it with a multi-use pod

that will contain retail and apartments, 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 a preliminary plat, which is contingent on the approval of the MDP amendment, that contains 169 small single family lots on 35.58 acres with an overall density of 4.75 units per acre.

### **PUBLIC HEARING**

16. [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. The ordinance was tabled at the November 19, 2017 meeting with direction to City staff to further specify which ridgelines should be protected and how much distance from ridgelines should be restricted from building.

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](#)
  - B. [Financial Report](#)
20. 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 January, 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



EAGLE MOUNTAIN  
SPECIAL CITY COUNCIL MEETING

**January 22, 2018**

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

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

1. CALL TO ORDER

2. MOTION – A Settlement Agreement with Shupe Builders.

BACKGROUND: Eagle Mountain City and Shupe Builders propose an agreement for limited removal of materials from a development site by a specified date.

3. MOTION – A Settlement Agreement with Goldsworth Real Estate.

BACKGROUND: Eagle Mountain City and Goldsworth Real Estate propose an agreement for limited removal of materials from a development site by a specified date.

4. ADJOURNMENT

**MOTION:** *Councilmember Burnham moved to adjourn the meeting at 11:09 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis and Benjamin Reaves. The motion passed with a unanimous vote.*

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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, 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

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EAGLE MOUNTAIN  
SPECIAL CITY COUNCIL MEETING  
BUDGET WORK SESSION

**January 23, 2018**

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

CERTIFICATE OF POSTING

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## EAGLE MOUNTAIN CITY COUNCIL MEETING

**February 6, 2018**

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 – Entry Monument/Wayfinding Project
  - B. Presentation – Eagle Mountain City Chamber of Commerce
  - C. Recognition – Employee Leadership Academy Certification
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

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

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- ii. Casey Voeks
- B. Military and Veterans Board
  - i. Scott Grimes
  - ii. Michael Small
  - iii. Jon Banbury

## **CONSENT AGENDA**

- 10. MINUTES
  - A. January 16, 2018 – Regular City Council Meeting
- 11. BID AWARDS
  - A. Eagle Mountain WWTP Maintenance Building Project – Ellsworth Paulsen Construction Company
  - B. Pony Express Widening Project – Knife River Construction
- 12. BOND RELEASES – Into Warranty
  - A. Arrival Phase B, Plat 1
  - B. Lake View Estates Phase A, Plat 1
  - C. Silverlake Plat 16
- 13. BOND RELEASES – Out of Warranty
  - A. Cedar Corners Phase A, Plat 1
  - B. Spring Run Phase A, Plat 1
  - C. Spring Run Phase B, Plat 1
- 14. RESOLUTION – Appointment of Mayor Westmoreland to UFA Board and UFSA Board of Trustees

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

- 15. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to 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.

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 it with a multi-use pod that will contain retail and apartments, 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. This item was tabled at the January 16, 2018 City Council meeting. The preliminary plat was approved at that meeting contingent on the approval of the MDA and MDP.

**PUBLIC HEARING**

16. 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 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 November 21, 2017 meeting.

**PUBLIC HEARING**

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.25.100 Unbuildable Lands of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Staff)* This staff proposed ordinance amends the unbuildable lands section of the Residential code and clarifies that unbuildable slopes may not be made buildable by any kind of grading techniques.

18. MOTION – Overland Phase B, Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed preliminary plat has 159 single family lots on 41.4 acres. The project is located in the Overland development, formerly SITLA / Mid-Valley, which is west of Pony Express Parkway and north of Frontier Middle School. This is the second phase within Village 1 of the Overland development.

19. MOTION – Spring Run Phase D, Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed preliminary plat has 179 single family lots and is located within the Spring Run Master Development Plan, located north of State Road 73.

20. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 3.30.060 Significant Land Disposal of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Staff)* This staff proposed ordinance amends the process to dispose of significant land within the City.

21. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Unmanned Aerial Vehicle Systems Operational Use Policy.

BACKGROUND: *(Presented by Management Analyst Evan Berrett)* The proposed policy is for the operation and use of Small Unmanned Aerial Systems (sUAS) more commonly known as drones.

22. MOTION – Appointment of a City Councilmember as Mayor Pro Tempore.

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

23. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
24. 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.
25. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
26. ADJOURNMENT

CERTIFICATE OF POSTING

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Fionnuala B. Kofoed, MMC, City Recorder



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**February 20, 2018**

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 – Recreation Center Survey Findings
  - B. DISCUSSION – Renaming a Portion of Airport Road
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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

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A. February 6, 2018 – Regular City Council Meeting

10. BID AWARDS

- A. 2018 Crack Seal Project – Top Job
- B. 2018 Chip Seal Project – CKC Asphalt
- C. 2018 Landscaping Maintenance – TruCo Services, Inc.

11. CHANGE ORDERS

- A. Hidden Valley Widening Project – Horrocks
- B. Pony Express Widening Project – CRS
- C. Valley View Water Tank – Sunrise Engineering

12. BOND RELEASES – Out of Warranty

- A. Lone Tree Plat G
- B. Eagle Point Plat F2

**SCHEDULED ITEMS**

**PUBLIC HEARING**

13. MOTION – Disposal of Significant Real Property Identified as Utah County Parcel Numbers 38:302:0005, 58:034:0332 and 58:034:0181.

BACKGROUND: *(Presented by Staff)* Eagle Mountain City received 3 applications for the purchase of significant, real parcels of vacant property owned by the City. The City Council will consider the possible disposition of the property and if the Council determines that the disposal is appropriate, what method should be used to maximize the value of the property.

**PUBLIC HEARING**

14. MOTION – Heatherwood Phase 3 Preliminary Plat and Site Plan.

BACKGROUND: *(Presented by Planning Staff)* The proposed plat has 72 single family lots on 10.81 acres. The property is located south of the existing Heatherwood development adjacent to The Ranches Golf Course. This proposed plat is the final phase of the Heatherwood development.

15. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing a Preliminary Official Statement, an Official Statement, a Bond Purchase Agreement and Other Documents Required in Connection with the Issuance and Sale of Not More Than \$5,000,000 Aggregate Principal Amount of Water and Sewer Revenue Refunding Bonds, Series 2018; and Related Matters.

BACKGROUND: *(Presented by Lewis Young Robertson & Burningham, Inc.)* The City Council adopted a parameters resolution in October, 2017 for the refunding of water and sewer revenue bonds. This proposed resolution authorizes the preliminary official statement, an official statement and bond purchase agreement required in conjunction with refunding the bonds.

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

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

CERTIFICATE OF POSTING

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Fionnuala B. Kofoed, MMC, City Recorder





## EAGLE MOUNTAIN CITY COUNCIL MEETING

**March 6, 2018**

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 – Drag Racing and Classic Car Show
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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. John Linton, Planning Commission
  - B. Mike Owens, Planning Commission

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10. APPOINTMENT
  - A. Parks and Recreation Advisory Board
    - i. Adam Olson – 3-year term

## CONSENT AGENDA

11. MINUTES
  - A. February 20, 2018 – Regular City Council Meeting
12. CHANGE ORDER
  - A. Porter’s Crossing Traffic Signal – Cache Valley Electric
13. BOND RELEASES – Into Warranty
  - A. Eagle Point Townhomes Plat B
  - B. Glenmar Ranches
  - C. Heatherwood Church

## SCHEDULED ITEMS

### **PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Second Amendment to 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 Capital Projects, the General Fund, Fleet Fund and Impact Fees.

15. MOTION – Professional Service Agreement between Eagle Mountain City and Vision Internet for Website Redesign and Maintenance.

BACKGROUND: *(Presented by Management Analyst Evan Berrett)* The proposed agreement is for the website redesign and maintenance. The website will significantly improve search functionality, ease of use and content organization.

16. MOTION – SilverLake 18 Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed plat has 55 single family lots on 10.52 acres. The property is located south of Tickville Wash, east of Evans Ranch and north of Golden Eagle Road.

17. MOTION – SilverLake 19 Preliminary Plat and Site Plan.

BACKGROUND: *(Presented by Planning Staff)* The proposed 52 unit residential development contains 16 single family residential lots and 36 townhomes. The 7.35 acre parcel is located south of Tickville Wash and the SilverLake 16 subdivision.

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 **1<sup>st</sup> day of March, 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



EAGLE MOUNTAIN  
JOINT CITY COUNCIL AND  
PLANNING COMMISSION MEETING

**March 13, 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, March 13, 2018 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; no formal action or 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 7<sup>th</sup> day of March, 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 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 or Planning Commission to participate. This agenda is subject to change with a minimum 24-hour notice.**



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**April 3, 2018**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

### **3:00 P.M. SITE VISIT – CORY WRIDE MEMORIAL PARK**

### **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 2018-2019 Preliminary Budget
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, 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. John Painter, Mayor
  - B. Adam Bradley, City Councilmember

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## CONSENT AGENDA

10. MINUTES
  - A. March 6, 2018 – Regular City Council Meeting
11. CHANGE ORDERS
  - A. 2018 Crack Seal Project – CKC Asphalt
  - B. Cory Wride Memorial Park, Phase 1B
12. BOND RELEASES – Into Warranty
  - A. Overland Phase A, Plat 1
  - B. Spring Run Phase B, Plat 2
13. RESOLUTION – Declaration of Surplus Property
  - A. Vehicles

## SCHEDULED ITEMS

14. MOTION – Professional Service Agreement between Eagle Mountain City and Vision Internet for Website Redesign and Maintenance.

BACKGROUND: *(Presented by Management Analyst Evan Berrett)* The proposed agreement is for website redesign and maintenance. The website redesign will significantly improve search functionality, ease of use and content organization. This item was tabled from the March 6, 2018 meeting.

15. MOTION – Disposal of Significant, Real Property Identified as Utah County Parcel Number 58:034:0181.

BACKGROUND: *(Presented by Staff)* Eagle Mountain City received two applications for the purchase of a significant parcel of vacant real property located on the corner of Ranches Parkway and Cory Wride Memorial Highway. The proposal for disposal of the property was presented and approved by the City Council in February and subsequently, the City has received an appraisal for the property. The Council will take final action to move forward with the disposal of the property.

16. MOTION – Eagle Point, Plat J Amended Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* This proposed plat contains 171 single-family lots on 45.29 acres. The property is located east of Eagle Point I and north of Eagle Mountain Boulevard.

17. MOTION – Gateway Park, Plat 3 Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed project is a 6-lot preliminary plat for business park uses. The project is located in the Gateway Park development north of Cory Wride Memorial Highway.

18. MOTION – Sunset Ridge Amended Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* This proposed amended plat keeps the total number of lots the same as the original approval (189), but changes the road and lot configuration in the northwest portion of the project. This plat was originally approved as Lone Tree West.

19. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 3.10 of the Eagle Mountain Municipal Code related to Municipal Energy Sales and Use Tax.

BACKGROUND: *(Presented by Assistant City Administrator Paul Jerome)* The proposed ordinance amends the Eagle Mountain Municipal Code to provide for a reimbursement of the 6% Municipal Energy Sales and Use Tax to certain users reaching specified thresholds of electrical usage, to be effective May 1, 2018.

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

**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 16, 2017 – Regular Meeting

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

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The Eagle Mountain City Council will meet as the Board of Directors of the City Redevelopment Agency and appoint a Chair and a Vice Chair to serve in the Redevelopment Agency of Eagle Mountain City.

4. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a Survey Area Known as the Sweetwater Industrial Park Survey Area #1, and Authorizing Agency Staff, Consultants and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Plan, and Accompanying Project Area Budget for a Proposed Community Reinvestment Area within the Survey Area.

BACKGROUND – *(Presented by Economic Development Manager Aaron Sanborn)* The proposed resolution gives the agency staff, consultants and legal counsel authorization to prepare a plan and budget for the project area.

5. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **29<sup>th</sup> day of March, 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





# EAGLE MOUNTAIN CITY COUNCIL MEETING

**April 17, 2018**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. DISCUSSION – Signs
  - B. DISCUSSION – Meadow Ranch Dog 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 and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

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

## **CONSENT AGENDA**

9. MINUTES
  - A. April 3, 2018 – 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. BID AWARDS
  - A. Water, Sewer and Storm Drain User Rate Study – Lewis Young Robertson & Burningham
  - B. Storm Drain IFFP – JWO Engineering
11. BOND RELEASE – Into Warranty
  - A. Sunset Ridge Phase A, Plat 3
12. RESOLUTION – Consolidated Fee Schedule
  - A. Library Fees – Temporary Late Fine Exemption

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Third Amendment to 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 the General Fund, Capital Projects and Enterprise Funds.

14. AGREEMENT – Venue Lease Agreement between Viive Events, LLC and Eagle Mountain City for a Lights Fest.

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

15. MOTION – 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 2016 State of Utah Official Census Data population estimates. Eagle Mountain has been allocated \$14,931.62 for this year's grant and staff proposes to use the funds to offset costs for a portable stage. All funds are available on a reimbursement basis.

16. BID AWARD – Award of Bid to S & L Inc. for the White Hills Sewer Project.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed bid is for the construction of a transmission pipeline system to run sewage to the Eagle Mountain wastewater treatment facility located south of City Center.

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
  - B. Financial Report
20. 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 April, 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



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**May 1, 2018**

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

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

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

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

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

### **CONSENT AGENDA**

9. MINUTES
  - A. April 17, 2018 – Regular City Council Meeting
10. BID AWARDS

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
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- A. Pony Express Widening and Median Project – Knife River Construction
- B. Senior Center Remodel – KDK Construction, LLC

11. CHANGE ORDER

- A. Pony Express Widening Project – CRS

**SCHEDULED ITEMS**

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 2.35 of the Eagle Mountain Municipal Code for the Public Library.

BACKGROUND: *(Presented by City Librarian Michele Graves)* The proposed ordinance amends the Municipal Code, changing the number of Library Advisory Board members from five to seven. The board members shall be residents of Eagle Mountain City appointed by the Mayor and approved by the City Council.

13. LIBRARY BOARD APPOINTMENTS

- A. Tim Heise – 2-year term
- B. Stephanie Squires – 3-year term

**PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 5 Acres of The Ranches Golf Course from Open Space to Residential.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones 5 acres of The Ranches golf course from open space to Residential (4 Single Family Residential Pods and 2 Multifamily Residential Pods).

15. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2018-2019 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 15, 2018 and the final budget will be adopted on June 19, 2018.

16. MOTION – Eagle Point Plat J, Amended Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* This proposed plat contains 166 single-family lots on 45.29 acres. The property is located east of Eagle Point I and north of Eagle Mountain Boulevard. This item was tabled at the April 3, 2018 City Council meeting.

17. AGREEMENT – Cooperation Agreement between Eagle Mountain City, Utah, and the Eagle Mountain Arts Alliance for Visual and Performing Arts.

BACKGROUND: *(Presented by Staff)* The proposed agreement documents the terms for the Eagle Mountain Arts Alliance use of certain public parks and facilities within the City.

18. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 8.25 of the Eagle Mountain Municipal Code for Blasting.
- B. MOTION – Goldsworth Blasting Permit.

BACKGROUND: *(Presented by Planning Staff)* The proposed amendment to the Municipal Code changes the City permit approval process and criteria for blasting. The Council will discuss and consider a blasting permit for Goldsworth Real Estate.

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

### **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. April 3, 2017 – Special Meeting
3. RESOLUTION – Consideration of a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2018-2019 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 2018-2019 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 **26<sup>th</sup> day of April, 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



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**May 15, 2018**

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, 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 22, 2018 – Special City Council Meeting
  - B. May 1, 2018 – Regular City Council Meeting
10. RESOLUTION
  - A. Wastewater Planning Program Report

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## SCHEDULED ITEMS

### PUBLIC HEARING

11. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2018-2019 Budget. **\*\*This is not an action item, public hearing only\*\***

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 30. The tentative budget was accepted by the City Council on May 1, 2018. The final budget will be adopted on **June 19** and will be the document that governs the expenditures for FY 2018-2019.

### PUBLIC HEARING

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 68.77 Acres from Agriculture to Tier II Single Family Residential.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones 68.77 Acres from Agriculture to Tier II Single Family Residential. Brylee Estates is located west of Eagle Mountain Boulevard, and north of Brandon Park Estates.

### PUBLIC HEARING

13. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Designating All or a Portion of Meadow Ranch Park as a Dog Park with Dog Specific Facilities and Amenities.

BACKGROUND: *(Presented by the Park and Recreation Advisory Board)* The proposed resolution is for the designation of all or a portion of the Meadow Ranch Park as a dog park. The proposed park would have dog specific facilities and amenities. The park property is located in the Meadow Ranch subdivision, north of Wride Memorial Highway and north east of Black Ridge Elementary. This proposal was submitted for consideration by the Parks and Recreation Advisory Board.

14. MOTION – Pacific Springs, Preliminary Plat.

BACKGROUND: *(Presented by Staff)* The proposed preliminary plat contains 180 single family units. The 41.31 acre parcel is located south of Cory B. Wride Memorial Park, north of the Cedar Valley High School site on the west side of Pony Express Parkway.

15. MOTION – SilverLake 20, Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed preliminary plat contains a total of 97 units, 41 cluster lots and 56 townhomes. The 12.618 acre property is located south of the Tickville Wash and SilverLake 19.

16. MOTION – Public Water Supply Agreement between Eagle Mountain City, Utah, and the Alpine School District.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed agreement is for the bulk purchase of CWP water as part of the Central Utah Water Conservancy District Water

Development Project. The water will be available for the Alpine School District to use for future development of schools within Eagle Mountain City.

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan, and Directing that Notice of the Adoption be Given as Required by Statute.

BACKGROUND: *(Presented by Economic Director Aaron Sanborn)* The proposed ordinance adopts the Sweetwater Industrial Community Reinvestment Project Area Plan and requires that notice of its adoption is given.

18. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the City and the Eagle Mountain Redevelopment Agency.

BACKGROUND: *(Presented by Economic Director Aaron Sanborn)* The proposed resolution approves a cooperation agreement between Eagle Mountain City and the Eagle Mountain Redevelopment Agency. The City would remit to the Agency a portion of the property tax increment generated in the Sweetwater Industrial Park Community Reinvestment Project Area #1, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area.

19. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement between Eagle Mountain City, Utah and Stadion, LLC.

BACKGROUND: *(Presented by Economic Director Aaron Sanborn)* The proposed resolution approves a development agreement for an enterprise level data center which would be located on the Regional Technology and Industry (RTI) Overlay Zone on approximately 487.5 acres of undeveloped land on parcels 59:057:0003 and 59:057:0004.

20. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Water and Sewer Agreement between Eagle Mountain City, Utah and Stadion, LLC.

BACKGROUND: *(Presented by Economic Director Aaron Sanborn)* The proposed water and sewer agreement defines the rights and obligations of Stadion LLC and the City specific to a multi-year, large-scale data center project located in the Regional Technology and Industry (RTI) Overlay Zone on approximately 487.5 acres of undeveloped land on parcels 59:057:0003 and 59:057:0004.

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 **10<sup>th</sup> day of May, 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



## EAGLE MOUNTAIN TOWN HALL MEETING

**May 16, 2018**

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

### **7:00 CITY COUNCIL CHAMBERS**

The City Council of Eagle Mountain, Utah, hereby invites the public to a Town Hall Meeting to be held on **Wednesday, May 16, 2018**, at Eagle Mountain City Hall at 7:00 p.m. The purpose of this meeting is to provide information regarding recent utility issues.

1. Call to Order and Welcome – Honorable Mayor Westmoreland
2. Open Discussion, Questions / Answers
3. 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 May, 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

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## EAGLE MOUNTAIN CITY COUNCIL MEETING

**June 5, 2018**

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, 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. May 15, 2018 – Regular City Council Meeting
10. APPOINTMENTS-Youth Council
  - A. Isaac Barrus, Youth Mayor
  - B. Brooke-Lynn Bytheway, Youth Councilmember

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

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- C. Kayla Hall, Youth Councilmember
- D. Tyler Manuel, Youth Councilmember
- E. Carter Morrison, Youth Councilmember
- F. Jordan Noyes, Youth Councilmember

11. RESOLUTION

- A. Public Treasure’s Investment Fund Accounts

12. BID AWARDS

- B. White Hills Sewer Repair Project – Rootmaster Plumbing

**SCHEDULED ITEMS**

13. MOTION – Approving Blasting Permits for Blasting within 1,320 Feet of Residential Structures.

- A. Hidden Hollow
- B. Scenic Mountain
- C. Skyline Ridge

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The City has received 3 applications for blasting permits for blasting in areas that are within 1,320 feet of any residential structures. According to the Municipal Code, City Council approval is required.

**PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City 2018 General Plan.

BACKGROUND: *(Presented by Staff)* The proposed ordinance adopts the Eagle Mountain General Plan. The General Plan is a comprehensive policy document used to guide the City in decisions related to its future growth and establishes the framework for physical and social development of the City.

**PUBLIC HEARING**

15. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Approximately 101 Acres from Agriculture to Residential.

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

**PUBLIC HEARING**

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.48 Regional Technology and Industry Overlay Zone of the Eagle Mountain Municipal Code.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance makes minor adjustments to the Regional Technology and Industry Overlay Zone to improve our economic development efforts with technology companies.

17. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Porter’s Crossing Town Center Master Development Agreement.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* This applicant is proposing an amendment to the Porter's Crossing Town Center Master Development Agreement, that was approved in February 2018, to clarify the in-lieu fees for park, open space and clubhouse improvements.

18. MOTION – Overland Community Entrance Signs.

BACKGROUND: *(Presented by Staff)* Ivory Homes is proposing the placement of two community entrance signs for the Overland development; a main monument and a small monument. Overland is located along Pony Express Parkway directly north of Wride Memorial Park.

19. MOTION – Eagle Mountain Utah Senior Seminary Preliminary Plat and Site Plan.

BACKGROUND: *(Presented by Staff)* The proposed preliminary plat and site plan is for a 1-lot .973 acre parcel located west of the Cedar Valley High School. The lot is being subdivided from the existing high school parcel for an LDS seminary building.

20. MOTION – Spring Ridge Church Site Plan.

BACKGROUND: *(Presented by Staff)* The proposed site plan is for the construction of an LDS church which will be located on 4.92 acres, adjacent to Woodhaven Boulevard, on the south end of the SilverLake development.

21. MOTION – Steeplechase Preliminary Plat.

BACKGROUND: *(Presented by Staff)* The proposed preliminary plat is a 475-acre, 1-lot subdivision located at the south end of Pony Express Parkway on Utah County parcels 59:057:0003 and 59:057:0004. The plat includes right-of-way dedication of 12.178 acres for the extension of Pony Express Parkway (along the east side) and a future minor collector road (along the west side) and is located within the Regional Technology and Industry (RTI) Overlay Zone.

22. AGREEMENT – Professional Service Agreement between Eagle Mountain City, Utah and Jibe Media for Website Redesign and Maintenance.

BACKGROUND: *(Presented by Management Analyst Evan Berrett)* The proposed agreement is for the redesign and maintenance of the City website. The City has processed two RFPs to try and find a company that will best meet the needs of the City. Upon evaluation of the proposals, Jibe Media ranked the highest in a one-to-one comparison across multiple factors.

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

24. 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.

25. COMMUNICATION ITEMS

A. Upcoming Agenda Items

26. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **31<sup>st</sup> day of May, 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





## EAGLE MOUNTAIN CITY COUNCIL MEETING

**June 19, 2018**

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. Hillside Site Development Standards
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

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

### **CONSENT AGENDA**

9. MINUTES
  - A. January 22, 2018 – Special City Council Meeting
  - B. May 15, 2018 – Regular City Council Meeting
  - C. June 5, 2018 – 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. CHANGE ORDER
  - A. Senior Center Remodel
11. RESOLUTION – Consolidated Fee Schedule
  - A. Central Utah Conservancy District Water Development Project Fees (CWP water use)
  - B. Park Rental Fees
12. BOND RELEASE – Into Warranty
  - A. Lake View Estates, Phase 2

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2017-2018 Budget – Final Amendment.

BACKGROUND: *(Presented by Assistant City Administrator Paul Jerome)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance amends the Fiscal Year 2017-2018 budget for increases in the General Government and Impact Fee funds.

### **PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2018-2019 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 30. The tentative budget was accepted by the City Council on May 2, 2018 and a public hearing was held on May 15, 2018. The final budget, as proposed or with amendments, will be adopted on June 19, 2018, and will be the document that governs the expenditures for FY 2018-2019. The ordinance also approves the certified tax rate for the fiscal year.

### **PUBLIC HEARING**

15. MOTION – Disposal of Significant Real Property Identified as Utah County Parcel Number 58:033:0136.

BACKGROUND: *(Presented by Staff)* Eagle Mountain City received an application for the purchase of a portion of significant, real property owned by the City. The City Council will consider the possible disposition of the property and, if the Council determines that the disposal is appropriate, what method should be used to maximize the value of the property.

### **PUBLIC HEARING**

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 16.20, 16.25, 16.30, and 16.35 of the Municipal Code for Parks and Open Space and Landscape Plans.

BACKGROUND: *(Presented by Staff)* The staff-proposed amendment to the Municipal Code is intended to reduce the complexity of the City's current parks and open space requirements, and improve the consistency of the implementation of those requirements across all developments.

**PUBLIC HEARING**

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 17.10, 17.38, and 17.40 of the Municipal Code for Moving and Storage Facilities and Businesses.

BACKGROUND: *(Presented by Planning Staff)* The staff-proposed amendment to the Municipal Code creates standards for moving and storage facilities and businesses and allows for the consistent, safe and fair establishment of moving and storage facilities and businesses including but not limited to moving vehicle rentals.

**PUBLIC HEARING**

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

BACKGROUND: *(Presented by Planning Staff)* The staff-proposed amendment to the fencing provisions states that all retaining walls need to comply with hillside site development standards.

19. MOTION – Overland Community Entrance Signs.

BACKGROUND: *(Presented by Planning Staff)* Ivory Homes is proposing the placement of two community entrance signs for the Overland development: a main monument and a small monument. Overland is located along Pony Express Parkway directly north of Wride Memorial Park.

20. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Approximately 101 Acres from Agriculture to Residential.

BACKGROUND: *(Presented by Planning Staff)* This is an applicant-proposed rezone of approximately 101 acres from Agriculture to Residential with a minimum lot size of one acre. The project is located along Lake Mountain Road and is known as the Eagle Mountain Benches. A public hearing was held on June 5, 2018 and the item was tabled to the June 19, 2018 meeting.

21. MOTION – Blasting Permit for Blasting in Scenic Mountain within 1,320 Feet of Residential Structures.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The City has received an application for blasting permits for blasting in areas that are within 1,320 feet of any residential structures. According to the Municipal Code, City Council approval is required. This item was presented and tabled at the June 2, 2018 meeting.

22. AGREEMENT – Professional Service Agreement between Eagle Mountain City, Utah and GSBS Architects for Place-making and Wayfinding Signage and Amenities with Associated Landscaping.

BACKGROUND: *(Presented by Communications and Community Relations Director Linda Peterson)* The proposed agreement is for the design of place-making and wayfinding signage and amenities with associated landscaping within the City to unify the look and feel of the community and provide practical guidance for residents and visitors to find points of interest.

23. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
24. 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.
25. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items
  - B. Financial Report
26. ADJOURNMENT

**REDEVELOPMENT AGENCY MEETING – CITY COUNCIL CHAMBERS**

1. CALL TO ORDER

**PUBLIC HEARING**

2. ORDINANCE – An Ordinance of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2018-2019 Budget.

BACKGROUND: *(Presented by City Treasurer David Mortensen)* The Redevelopment Agency adopted the tentative budget for Fiscal Year 2018-2019 on May 1, 2018. The proposed ordinance adopts the budget as required by Section 17C-1-601, Utah Code Annotated, 1953.

3. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **14<sup>th</sup> day of June, 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



## EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING

**June 27, 2018**

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

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

1. CALL TO ORDER

### **CONSENT AGENDA**

2. BID AWARDS

- A. 2018 3.5 MG Tank Design Services
- B. 2018 City Center Well Design Services
- C. 2018 Pony Express South Roadway Design Services
- D. 2018 Redundant Water Line Design Services
- E. 2018 Sewer Lift Station Design Services
- F. 2018 Reuse Water Winter Storage Design Services

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 June, 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. Kofod, MMC, City Recorder

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

**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in the City Council Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the City Council to participate. This agenda is subject to change with a minimum 24-hour notice.**



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**July 17, 2018**

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 – Cory B. Wride Memorial Highway (S.R. 73) State Environmental Study Update, *presented by Matt Parker, UDOT Project Manager*
  - B. DISCUSSION – Subdivision Bond Forms
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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 19, 2018 – 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. PRELIMINARY PLATS
  - A. Eagle Top Phase 2, Preliminary Plat
11. BOND RELEASES
  - A. Oak Hollow Phase A Plat 4 – Into Warranty
  - B. Valley View Foothills Plats 1 & 2 – Out of Warranty
12. AGREEMENT
  - A. FirstDigital Telecom, LLC Franchise Agreement

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City 2018 General Plan.

*BACKGROUND: (Presented by Planning Staff)* The proposed ordinance adopts the Eagle Mountain General Plan. The General Plan is a comprehensive policy document used to guide the City in decisions related to its future growth and establishes the framework for physical and social development of the City. The General Plan was presented at the June 5, 2018 City Council meeting and was tabled to allow the Council to work through some revisions with staff.

### **PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Approximately 101 Acres from Agriculture to Residential.

*BACKGROUND: (Presented by Planning Staff)* This is an applicant-proposed rezone of approximately 101 acres from Agriculture to Residential with a minimum lot size of one acre. The project is located along Lake Mountain Road and is known as the Eagle Mountain Benches. This item was tabled at the June 19, 2018 meeting.

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

### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **12<sup>th</sup> day of July, 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



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**August 7, 2018**

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
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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 19, 2018 – Regular City Council Meeting
  - B. July 17, 2018 – 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 RELEASE
  - A. City Center Commercial Phase A, Plat 2 – Out of Warranty
11. BID AWARDS
  - A. 2018 Slurry Seal Project – Morgan Pavement Maintenance
  - B. Dump Truck – Freightliner of Utah
12. RESOLUTIONS
  - A. Preliminary Engineering Report for White Hills Sewer Project – Jackson Engineering
  - B. Street Sweeper Lease Purchase Agreement – Zions Bank

## **SCHEDULED ITEMS**

13. MOTION – Jeppson Auto Commercial Site Plan and Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed site plan and preliminary plat for the Jeppson Auto repair shop is located within the City Center Commercial project south of Holiday Oil.
14. MOTION – Dublin Farms Site Plan and Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed Dublin Farms site plan and preliminary plat are comprised of 128 townhome units located on 9.39 acres in Pods 3b and 4 within the Porter’s Crossing Town Center development.
15. AGREEMENT – Professional Service Agreement between Eagle Mountain City and Executech for IT Services.

BACKGROUND: *(Presented by Economic Development Director Aaron Sanborn)* The City recently processed an RFP for IT services. Fourteen responses were received and upon evaluation of the proposals, staff recommends that the City contracts with Executech for IT services.
16. RESOLUTION – Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Pole Canyon Annexation and Master Development Agreement.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed resolution approves the third amendment to the Pole Canyon Annexation and Master Development Agreement adding provisions for the sewer funding.
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 **2<sup>nd</sup> day of August, 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



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**August 21, 2018**

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 – Traffic Lights
  - B. DISCUSSION – No Parking Zone Establishment
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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. Kiara Lara – Youth Council

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## CONSENT AGENDA

10. MINUTES
  - A. August 7, 2018 – Regular City Council Meeting
11. BOND RELEASES – Into Warranty
  - A. Arrival, Phase B Plat 2
  - B. Sunset Ridge, Phase A Plat 4
12. BID AWARD
  - A. Test Drill #6 – All Wells Drilling
13. RESOLUTION
  - A. Appointment of Mack Straw to TSSD Board – 4-Year Term
14. AGREEMENT
  - A. Addendum to Pony Express Days Carnival Agreement with Brown’s Amusements.
15. CHANGE ORDER
  - A. Cory B. Wride Memorial Park, Phase 1B
    - i. Landscape Structures
    - ii. S & L, Inc.

## SCHEDULED ITEMS

### PUBLIC HEARING

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah Amending the Municipal Code for Septic Systems.

BACKGROUND: *(Presented by Planning Staff)* Staff was directed by the City Council to draft a Municipal Code amendment to clarify that, if sewer systems were brought within 300 feet of an existing septic system, the property owner would not be required to connect to the City sewer system. The amendment will remove all existing provisions regarding septic systems from the Code, combining them into a single section (13.35), improving the organization and simplicity of the Code.

### PUBLIC HEARING

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah Amending Section 16.30.090 of the Municipal Code for Road Stubs.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance would require new development to include road connections into all existing road stubs in adjacent developments. This would include constructed road stubs and platted unbuilt road stubs. The purpose of the change is to ensure a high level of network connectivity within an individual development, and between multiple developments.

**PUBLIC HEARING**

18. ORDINANCE – An Ordinance of Eagle Mountain City, Utah Amending 17.65.060 of the Municipal Code for Home Businesses.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance amends the Municipal Code for home businesses to allow long term storage within permitted structures in the Agriculture and Base Density Residential zones.

**PUBLIC HEARING**

19. ORDINANCE – An Ordinance of Eagle Mountain City, Utah Approving an Extractive Industries Overlay Zone.

BACKGROUND: *(Presented by Planning Staff)* This applicant proposed amendment adds the Extractive Industries Overlay Zone to 111.23 acres of property (parcel 59:020:0008) located approximately one mile south of Eagle Mountain Boulevard and 1/3 mile east of Lake Mountain Road.

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 **16th day of August, 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



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 4, 2018**

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, 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. Brooke Ochs – Library Board

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## CONSENT AGENDA

10. MINUTES
  - A. August 21, 2018 – Regular City Council Meeting
11. BOND RELEASE – Into Warranty
  - A. Evans Ranch K-4
12. PRELIMINARY PLATS & SITE PLANS
  - A. Hidden Hollow Phase B, Preliminary Plat
  - B. Hidden Hollow Phase B, Site Plan
  - C. Quick Quack Car Wash, Site Plan
13. ALTERNATIVE FENCING
  - A. Brandon Park, Alternative Fencing Option – Edge Homes

## SCHEDULED ITEMS

### PUBLIC HEARING

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Section 17.65.060 of the Municipal Code for Home Businesses.

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance amends the Municipal Code for home businesses to allow long term storage within permitted structures in the Agriculture and Base Density Residential zones. This item was tabled at the August 21, 2018 City Council meeting.

### PUBLIC HEARING

15. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 72.05 Acres from Agriculture to Residential.
- B. MOTION – Pony Express Estates Preliminary Plat.

BACKGROUND: *(Presented by Planning Staff)* The proposed rezone of Pony Express Estates is from Agriculture to Residential zoning. The 72.05 acre parcel includes a preliminary plat for 213 single family lots with a density of 2.96 homes per acre. The project is located east of Sage Park, west of the new Cedar Valley high school.

### PUBLIC HEARING

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 6.38 Acres from Town Core Residential to Commercial.

BACKGROUND: *(Presented by Planning Staff)* The proposed rezone of Carson Crossing is from Town Core Residential to Commercial. The 6.38 acre parcel is located on the southwest corner of Pony Express Parkway and Porter's Crossing.

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 **30th day of August, 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





## EAGLE MOUNTAIN CITY COUNCIL MEETING

**September 18, 2018**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

### **5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS *\*\*Please Note Later Start Time\*\****

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
  - A. PRESENTATION – Cedar Valley High School Mascot
  - B. PRESENTATION – Ranches Crossing Concept Plan
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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

**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.

A. September 4, 2018 – Regular City Council Meeting

10. BID AWARD

A. 2018 Freightliner Chassis and Vactor Hydro Excavator – Legacy Equipment

11. PRELIMINARY PLATS & SITE PLANS

A. Juniper Springs Preliminary Plat and Site Plan

B. Sage Park Phase A, Plat 3 Revised Preliminary Plat

12. RESOLUTION

A. Consolidated Fee Schedule – Increase in Utah County Sheriff’s Office Hourly Rate for Special Events and Implement Fees for Blasting Permits

**SCHEDULED ITEMS**

**PUBLIC HEARING**

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the First Amendment to the Fiscal Year 2018-2019 Annual Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* The proposed amendments to the FY 2018-2019 budget include expenditures for the General Fund and Capital Projects.

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

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

16. COMMUNICATION ITEMS

A. Upcoming Agenda Items

17. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 13<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



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**October 2, 2018**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

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

4. CALL TO ORDER
5. PLEDGE OF ALLEGIANCE
6. INFORMATION ITEMS/UPCOMING EVENTS
7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.
9. PROCLAMATION
  - A. Type 1 Diabetes Awareness – November 12-18

### **CONSENT AGENDA**

10. MINUTES
  - A. September 18, 2018 – 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
  - A. Evans Ranch Phase H-1 – Into Warranty
  - B. Oak Hollow Phase A, Plat 5 – Into Warranty
  - C. Sweetwater Plat 5 – Out of Warranty
  
12. BID AWARDS
  - A. Steeplechase Offsite Improvements – Reynolds Excavating
  
13. PRELIMINARY PLATS
  - A. Golf Course Preliminary Plat
  - B. Brylee Estates Preliminary Plat

**SCHEDULED ITEMS**

*None.*

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 27<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



EAGLE MOUNTAIN  
JOINT CITY COUNCIL AND  
PLANNING COMMISSION MEETING

**October 9, 2018 6:00 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 9, 2018 at 6:00 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 16, 2018**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**THE EAGLE MOUNTAIN CITY COUNCIL MEETING  
SCHEDULED FOR OCTOBER 16, 2018 HAS BEEN CANCELLED.**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **10<sup>th</sup> day of October, 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 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.**



## EAGLE MOUNTAIN CITY COUNCIL MEETING

**November 20, 2018**

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 – Wayfinding Signs and Monuments
  - B. DISCUSSION – Paid Time Off
  - C. DISCUSSION – Park Board
  - D. DISCUSSION – Blasting Settlement Fund
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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. Sally Blaser – Library Board

**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. BID AWARD

- A. Mastic Mixer Kettle – Maxwell Products

### 11. BOND RELEASES

- A. Harmony A-1 – Into Warranty
- B. Pony Express Townhomes – Into Warranty
- C. Evans Ranch K-2 & F-2 – Out of Warranty
- D. City Center Commercial Phase A, Plats 1 & 3 – Out of Warranty
- E. Oquirrh Mountain Ranch Phase A, Plat 1 – Out of Warranty
- F. Sunset Ridge Phase A, Plat 3 – Out of Warranty
- G. Sweetwater Plat 5 – Out of Warranty
- H. Oak Hollow A-3 – Out of Warranty

### 12. CHANGE ORDER

- A. Pony Express Canal Project – Knife River
- B. Pony Express Widening Project – Knife River
- C. 2018 Pony Express Parkway South Roadway Design – Sunrise Engineering

### 13. 2019 MEETING SCHEDULE

### 14. MINUTES

- A. January 22, 2018 Special City Council Meeting
- B. July 17, 2018 Regular City Council Meeting (Amended Minutes)
- C. October 2, 2018 – Regular City Council Meeting

### 15. PRELIMINARY PLATS & SITE PLANS

- A. Eagle Point Townhomes Site Plan & Preliminary Plat
- B. Glenmar Ranch Phase B, Preliminary Plat
- C. Sunset Flats Preliminary Plat

### 16. RESOLUTIONS

- A. Renaming Sago Palm Drive to Aviator Avenue
- B. Approving an Interlocal Agreement Amending and Joining Central Utah 911

## SCHEDULED ITEMS

### 17. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Renaming Lake View Estates Park to Rodney Chase Allred Memorial Park.

BACKGROUND: *(Presented by Staff)* The owner and developer of Lake View Estates has requested that the park located in Lake View Estates be renamed to honor three generations of Rodney Chase Allred. Rodney Chase Allred III died during the final construction of the development.



**PUBLIC HEARING**

18. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning Approximately 320 Acres to a Regional Technology and Industry Overlay Zone.  
A. Olympus Land Project – 320 acres (parcels 59:057:0002 & 59:029:0002)

BACKGROUND: *(Presented by Planning Staff)* The proposed ordinance rezones approximately 320 acres to a Regional Technology and Industry (RTI) Overlay Zone. The Olympus site is located south of the wastewater treatment plant and east of the Facebook project. The RTI Overlay Zone was added as an incentive to attract large scale, clean industry, high-tech, and manufacturing uses to increase the City’s tax base and provide jobs.

**PUBLIC HEARING**

19. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Second Amendment to the Fiscal Year 2018-2019 Annual Budget.

BACKGROUND: *(Presented by Assistant City Administrator/Finance Director Paul Jerome)* The proposed amendments to the FY 2018-2019 budget include expenditures for the General Fund, Capital Projects and Impact Fees.

20. AGREEMENT – An Agreement for Partial Release of Restrictive Easement, Right of Entry and Right of Reversion between Eagle Mountain City and Vanguard Ranches Golf Course, L.L.C. and Vanguard Golf Management Group, L.C.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed agreement removes a restrictive easement, right of entry and right of reversion that was recorded in conjunction with The Ranches Golf Course Purchase Agreement. Vanguard was approved to develop certain lots on the golf course property and the City agrees to the partial release, identified in the agreement, if the proceeds from the sale of the released property are used to construct an activity barn and/or improve the existing clubhouse and other golf course facilities.

21. AGREEMENT – First Addendum to the Settlement Agreement between Goldsworth Real Estate and Eagle Mountain City.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed settlement agreement addendum allows Goldsworth to retain large pieces of excavated rock materials on its property to be utilized for the purpose of landscaping and retaining walls.

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 **15<sup>th</sup> day of November, 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



# EAGLE MOUNTAIN CITY COUNCIL MEETING

**December 4, 2018**

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 – Tree Stewardship Ordinance
  - B. DISCUSSION – Lake View Estates Fencing
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property 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. ALTERNATIVE FENCE DESIGN
  - A. Flagship Homes Residential Privacy Fencing

**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. Heatherwood Phase 3 – Into Warranty
  - B. Eagle Point Townhomes Plat A – Out of Warranty
11. BID AWARDS
  - A. Wastewater Impact Fee Facilities Plan and Impact Fee Analysis – JWO Engineering
  - B. Solid Waste Management – Ace Disposal
12. CHANGE ORDER
  - A. 3.5 MG Tank Design Services – Sunrise Engineering
13. MINUTES
  - A. November 20, 2018 – Regular City Council Meeting
14. PRELIMINARY PLAT & SITE PLAN
  - A. Eagle Vision Site Plan & Preliminary Plat
15. RESOLUTION
  - A. Policies and Procedures Manual – Paid Time Off Conversion

## **SCHEDULED ITEMS**

16. AGREEMENT – Third Addendum to the Eagle Mountain City Rodeo Grounds Operation, Management and Lease Agreement.

BACKGROUND: *(Presented by Staff)* The proposed amendment to the Rodeo Lease Agreement extends the terms of the agreement for ten (10) years and provides for a one (1) year termination notice.

17. AGREEMENT – First Addendum to the Settlement Agreement between Goldsworth Real Estate and Eagle Mountain City.

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed settlement agreement addendum allows Goldsworth to retain large pieces of excavated rock materials on its property to be utilized for the purpose of landscaping and retaining walls. This item was tabled at the November 20, 2018 City Council meeting.

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 **29<sup>th</sup> day of November, 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