



EAGLE MOUNTAIN CITY COUNCIL MEETING

December 7, 2021, 4:00 PM

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.

1.A UPDATE - City Administrator Items

2. DISCUSSION ITEMS

2.A DISCUSSION - Eagle Mountain Municipal Code Chapter 2.27 Board Appointment Process

3. AGENDA REVIEW

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

4. 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

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

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

9. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

10. RECOGNITION

11. APPOINTMENTS

11.A Cemetery Advisory Board

1. Steve Conger - 4-year Term

2. Corbin Wade - 4-year Term

11.B City Treasurer

1. Tara Freeman

11.C Planning Commission

1. Jason Allen - 4-year Term

11.D Senior Citizens Advisory Board

1. Joye Roberts - 4-year Term

CONSENT AGENDA

12. AGREEMENTS

12.A [First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services](#)

12.B [Silver Lake Internet, LLC Franchise Agreement](#)

13. BID AWARDS

13.A [Dump Bed and Plow Equipment - Semi Service \(State Contract\)](#)

13.B [Wastewater Headworks Equipment: Grit Classifier - Hydro International](#)

13.C [Wastewater Headworks Equipment: Grit Classifier/Washer Equipment and Screening Equipment - Huber Technologies](#)

14. BOND RELEASES

14.A Brandon Park Phase A, Plat 7 - Out of Warranty

14.B Brandon Park Phase A, Plat 10 - Out of Warranty

15. CHANGE ORDERS

15.A [2021 New Well Design Change Order #1 - Jones and DeMille](#)

15.B [2021 White Hills Well Upgrades Change Order #1 - Bowen Collins and Associates](#)

15.C [Smith Ranch Community Park Design Services Change Order #1 - MHTN Architects](#)

16. MINUTES

16.A November 16, 2021 - Regular City Council Meeting

17. PRELIMINARY PLATS & SITE PLANS

17.A SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 8 Pad A

17.B SITE PLAN - Big O Tires

18. RESOLUTIONS

18.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.

18.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Emergency Operations Plan.

18.C RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and Stadion, LLC.

19. 2022 MEETING SCHEDULE

19.A City Council Meeting Schedule

SCHEDULED ITEMS

20. TAGG-N-GO CARWASH

20.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Rezone to the Commercial Community Zone for the Tagg-N-Go Carwash.

20.B MOTION - Tagg-N-Go Carwash Site Plan

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* A Site Plan and Rezone application for parcel 66:403:0102, a portion of lot 2 within the Saddle Junction Plat 1 Commercial Subdivision, located south of the Maverick and west of Ranches Parkway. The proposed ordinance rezones approximately 4.51 acres on Parcel 66:403:0102 to the Community Commercial zone. The site plan application is for a Tagg-N-Go Carwash.

21. ORDINANCES/PUBLIC HEARINGS

21.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed amendment to Municipal Code will allow for taller monument and combined monument signs, and addresses maximum flag pole heights in Eagle Mountain.

21.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed ordinance replaces the City's Accessory Apartment chapter with an Accessory Dwelling Units chapter and makes minor amendments to accessory apartment references in other chapters to update the standards and bring the code into compliance with State Code.

- 21.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, Relating to Indoor and Outdoor Shooting Ranges.](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed ordinance has been drafted to allow for both indoor and outdoor shooting ranges in the City as special uses in appropriate areas.

22. **MASTER SITE PLANS**

- 22.A [MOTION - Ranches Crossing Master Site Plan](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The application is for a commercial master site plan on 3.74 acres of land located on Parcels 58:034:0242 and 58:034:0250.

- 22.B [MOTION - Eagle Crest Phase A Master Site Plan](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The application is for a commercial master site plan on approximately 11.89 acres of land on Parcel 59:034:0151.

23. **RESOLUTIONS**

- 23.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for Ault Farms](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford & City Attorney Jeremy Cook)* A proposed master development agreement for the Ault Farms project, located east of Pony Express Parkway and south of the Eagle Point neighborhoods (Parcel #59:018:0044).

24. **CITY COUNCIL/MAYOR'S BUSINESS**

This time is set aside for the City Council's and Mayor's comments on City business.

25. **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.

26. **COMMUNICATION ITEMS**

- 26.A Upcoming Agenda Items

27. **ADJOURNMENT**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS. In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all 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 public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2nd day of December, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website 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