



EAGLE MOUNTAIN CITY COUNCIL MEETING

December 1, 2020, 4:00 PM

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

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

Proposed interim adjustments to procedures relating to Council Work Sessions and Policy Meetings.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically via Lifesize electronic meeting through Granicus at

<https://eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs>.

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. APRESENTATION - Barr Engineering Water and Re-Use Optimization study

1. BDISCUSSION - Land Use Regulations Amendment Process

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 - VIA LIFESIZE ELECTRONIC MEETING

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

9.A Planning Commission

1. Jeremy Bergener - Three-year Term
2. Matt Everett - Three-year Term
3. Chris Pengra - Three-year Term

CONSENT AGENDA

10. AGREEMENTS

- 10.A [Fieldstone Brylee Farms, LLC, Water Impact Fee Reimbursement Agreement](#)

11. BID AWARDS

- 11.A [Master Transportation Plan Bid Award - Horrocks Engineers](#)

12. BOND RELEASES

- 12.A Eagle Heights Village, Plat 1 - Into Warranty
- 12.B Scenic Mountain Phase A, Plat 4 - Into Warranty
- 12.C Cedar Corners Phase A, Plat 3 - Out of Warranty
- 12.D Cedar Corners Phase A, Plat 4 - Out of Warranty
- 12.E Evans Ranch Plat E-1 - Out of Warranty
- 12.F Evans Ranch Plat I-1 - Out of Warranty
- 12.G Evans Ranch Plat J-1 - Out of Warranty
- 12.H Glenmar Ranches Phase B, Plat 1 - Out of Warranty

13. CHANGE ORDER

- 13.A [Airport Road Alignment and Design Change Order #1 - Civil Science](#)

14. 2021 MEETING SCHEDULE

- 14.A City Council Meeting Schedule

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

- 15.A **ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Titles 7, 16, and 17.**

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* The proposed ordinance amends the municipal development code for EMMC "Title 7 Parks, Trails and Special Events;" "Title 16 Subdivisions;" and "Title 17 Zoning" in order to remove references to "tier" and "base/bonus density." These phrases related to EMMC 17.30 Residential Zone Bonus Density Entitlements which was repealed by ordinance of the City Council in 2019.

16. RESOLUTIONS

- 16.A **RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement for the Marketplace at Eagle Mountain Town Center.**

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed resolution approves the Marketplace at Eagle Mountain Town Center Development Agreement, which documents the terms of the development. The 39-acre parcel is located on the north west corner of Eagle Mountain Boulevard and Pony Express Parkway.

17. PRELIMINARY PLATS & SITE PLANS

- 17.A **MOTION - Silver Fox Cascade Master Site Plan.**

BACKGROUND: *(Presented by Planner I Jessa Porter)* The application is for a commercial master site plan on 6.3 acres of land to create four development parcels in the preliminary plat, establish the landscaping and site plan requirements for the master site, and approval of the site plan on Lot 1 for Cascade Collision Auto Repair with a two-story building (~19,000 sf) and associated parking. The property is located at the southwest corner of E Pony Express Parkway & N Porter's Crossing Parkway.

- 17.B **MOTION - Brylee Farms Open Space & Amenities (Preliminary Plat Amendment).**

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* The application is for a preliminary plat amendment for Brylee Farms (Estates) to amend the planned open space and amenities. The project (~45 acres) is located at the northwest corner of N Eagle Mountain Boulevard and E Aviator Avenue.

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

20.A Upcoming Agenda Items

21. 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 24th of November, 2020, 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