



EAGLE MOUNTAIN CITY COUNCIL MEETING

November 17, 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/citymeetings-portal#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.A [DISCUSSION - Brylee Farms Open Space Amenities and Preliminary Plat Amendment](#)
- 1.B [DISCUSSION - Silver Fox Cascade Master Site Plan](#)
- 1.C [DISCUSSION - Code Amendment to Remove References to Tier and Bonus Density](#)
- 1.D [DISCUSSION - Landscaping Encroachment](#)
- 1.E PRESENTATION - Wasatch Wing and Clay

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.

CONSENT AGENDA

9. AGREEMENTS

9.A [Utah County Sheriffs Office Contract Renewal](#)

9.B [Sewer Trunk Line Reimbursement Agreement - Monte Vista Ranch, L.C.](#)

10. BID AWARDS

10.A [Cory B. Wride Memorial Park, Phase 2 General Contracting - Kenny Seng Construction](#)

10.B [Cory B. Wride Memorial Park, Phase 2 Lighting - Codale Electric](#)

10.C [Cory B. Wride Memorial Park, Phase 2 Amenities - Big T Recreation](#)

10.D [Cory B. Wride Memorial Park, Phase 2 Park Equipment - Sonntag Recreation LLC](#)

10.E [Utility Billing Office Remodel - Onsite Development Inc.](#)

11. BOND RELEASES

11.A [Eagle Point Phase J, Plat 1 - Into Warranty](#)

11.B [Scenic Mountain Phase A, Plat 3 - Into Warranty](#)

11.C [Scenic Mountain Phase B, Plat 1 - Into Warranty](#)

11.D [SilverLake Plat 27 - Into Warranty](#)

- 11.E Spring Run Phase D, Plat 3 - Into Warranty
- 11.F Brandon Park Phase A, Plat 2 - Out of Warranty
- 11.G Sunset Ridge Phase A, Plat 5 - Out of Warranty

12. MINUTES

- 12.A October 20, 2020 - Regular City Council Meeting

SCHEDULED ITEMS

13. APPEAL/PUBLIC HEARING

- 13.A [PUBLIC HEARING - La Petite Grooming Salon Business License Appeal](#)

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The Eagle Mountain City Recorder's Office received a Home Business application for La Petite Grooming Salon, for dogs, on September 8, 2020. The home business is located in Cedar Pass Ranch and has been operating with a business license, at that location, since April 2015. The home business license application was forwarded to the Planning Commission for a public hearing on October 13, 2020 because of nuisance complaints received from the Cedar Pass Homeowners Association and residents of Cedar Pass Ranch. The applicant is appealing the Planning Commission's approval of a 90-day home business license.

14. C JAY PROPERTIES BUILDING

- 14.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning a Portion of Land on Campus Drive to Commercial Community.](#)

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* The proposed ordinance rezones approximately 0.81 acres of property located at 3714 E Campus Drive to Commercial Community, to construct a single-story, 8,000-square foot office building.

- 14.B [MOTION - C Jay Properties Building Site Plan](#)

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* The application is for a commercial site plan for a single-story office building of about 8,000-square feet at 3714 E Campus Drive.

15. ORDINANCES/PUBLIC HEARINGS

- 15.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 16.35 Development Standards for Required Public Facilities and 17.60 Landscaping, Buffering, Fencing and Transitioning.](#)

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* This is a request to amend the Municipal Development Code for EMMC Chapter 16.35 Development Standards for Required Public Facilities and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning. The amendment includes revisions to clarify fencing standards and requirements.

- 15.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.10 Master Development Plans.](#)

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* The proposed ordinance amends the municipal code for EMMC 16.10 Master Development Plans. The amendment clarifies process elements for master development plans and agreements and sets standards for master development agreements.

16. BUTTERFIELD ANNEXATION

- 16.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Butterfield Annexation Petition and Establishing Zoning Regulations for the Lands in the Butterfield Annexation Area.](#)

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* This ordinance formalizes the adoption of the Butterfield Annexation and zones a 22.05-acre parcel as Agriculture with the remaining 182.64 acres zoned as Open Space. The annexation was certified by the Recorder's Office on July 15, 2020. The 30-day protest period has run and no protests to the annexation were received. The City Council tabled the annexation after the public hearing at its September 1st meeting.

- 16.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Butterfield Annexation Agreement.

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The proposed resolution approves the Butterfield Annexation Agreement and documents the terms of the annexation.

17. OVERLAND

- 17.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Amended and Restated Master Development Agreement for the Overland Development and Pony Express Parcel.](#)

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed amendment adjusts the required timing of Village 1 improvements, including a 2-acre park and the Club Ivory (clubhouse, pool, park improvements).

- 17.B [VILLAGE CONCEPT PLAN - Overland Village Two](#)

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* Village Concept Plan Review for Village 2 of the Overland Master Development Plan, located north of Village 1, west of Pony Express Parkway.

18. ORDINANCE

- 18.A [An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and Enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process.](#)

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed ordinance amends EMMC 2.05 Employees and Personnel and EMMC 2.10 Mayor, and enacts EMMC 2.16 City Administrator and 2.27 Board Appointments. The amendment clarifies the process for hiring a city administrator, amends the process for board appoints to create a uniform process, and clarifies the duties of the mayor and city administrator.

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

21.A Financial Report

21.B Upcoming Agenda Items

22. 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 12th day 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