



EAGLE MOUNTAIN CITY COUNCIL MEETING

September 6, 2022, 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. 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

9.A Alternate Planning Commissioner

1. Brent Strong - Initial Term Through December 2024

CONSENT AGENDA

10. BID AWARDS

- 10.A Nine 2023 Ford F-150 Trucks, One 2023 Ford Transit Van - Ken Garff Ford (State Contract)
- 10.B Storm Drain Impact Fee Facilities Plan Update - JWO Engineering
- 10.C Well #8 Design - Jones and DeMille
- 10.D Well #8 Drilling - Grimshaw Drilling

11. BOND RELEASES

- 11.A Smith Property, E Cedar View Lane - Into Warranty
- 11.B Brandon Park Phase A, Plat 13 - Out of Warranty
- 11.C Overland Phase B, Plat 1 - Out of Warranty

12. CHANGE ORDERS

- 12.A Eagle Mountain Boulevard Widening Project Change Order #1 - WW Clyde
- 12.B Wastewater Treatment Plant Expansion Change Order #4 - Aqua Engineering

13. MINUTES

- 13.A August 16, 2022 Minutes - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

- 14.A PRELIMINARY PLAT - Browns Meadow
- 14.B PRELIMINARY PLAT AMENDMENT - Overland Village 2 Phase A
- 14.C SITE PLAN - Alpine School District Elementary School #110
- 14.D SITE PLAN - LDS North Meetinghouse Expansion
- 14.E SITE PLAN - LDS Overland Meetinghouse

15. RESOLUTION

- 15.A A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel.

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

- 16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 13.12 Small Cell Communications Facilities.

BACKGROUND: *(Presented by Evan Berrett, Assistant to the City Administrator)* The proposed ordinance enacts Eagle Mountain Municipal Code Chapter 13.12 Small Cell Communications Facilities to regulate the placement, installation, design, and removal of small cell wireless facilities within the City.

- 16.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapters 7.10 Tree Planting and Care, 16.35 Development Standards for Required Public Facilities, 17.25 Residential Zones, and 17.60 Landscaping, Buffering, Fencing and Transitioning, Relating to Water Efficient Landscaping Standards.](#)

BACKGROUND: *(Presented by Evan Berrett, Assistant to the City Administrator)* The proposed ordinance amends Eagle Mountain Municipal Code Municipal Code Chapters 7.10, 16.35, 17.25, and 17.60 to implement new water efficient landscaping standards and modify existing code to align with the new standards.

- 16.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Culinary Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.](#)

BACKGROUND: *(Presented by City Staff)* The Culinary Impact Fee Enactment adopts the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.

- 16.D [ORDINANCE/PUBLIC HEARING -- An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities, Relating to Public and Private Rights-of-Way Standards.](#)

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance amends EMMC Chapter 16.35 to require private streets to conform to public street standards, specify the class of street trees required along all collector and arterial rights-of-way, designate the type of traffic calming elements that may be built into a street design, and increase certain City rights-of-way widths.

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**

19.A Financial Report

19.B Upcoming Agenda Items

20. **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 1st day of September, 2022, 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