



EAGLE MOUNTAIN CITY COUNCIL MEETING

July 6, 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

1.B [PLANNING UPDATE - Upcoming 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. APPOINTMENTS

9.A [Youth Council Appointments](#)

1. Madi Haslam - Youth Mayor

2. Macy Campos - Youth Councilmember

3. Adrian Fulkerson - Youth Councilmember

4. Gabbi Pengra - Youth Councilmember
5. Salem Shimakonis - Youth Councilmember
6. Kayson Welch - Youth Councilmember

CONSENT AGENDA

10. BOND RELEASES

- 10.A SilverLake Plat 28 - Into Warranty
- 10.B SilverLake Plat 17 - Out of Warranty

11. CHANGE ORDERS

- 11.A SilverLake Woodhaven Community Park Change Order #1 - Stratton & Bratt

12. MINUTES

- 12.A June 15, 2021 Minutes - Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

- 13.A SITE PLAN - A to Z Building Blocks
- 13.B SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 1 Pad G
- 13.C SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 4 Pad E
- 13.D SITE PLAN - Maverik at Marketplace
- 13.E SITE PLAN - Pony Express Dental at Porters Crossing
- 13.F Jeppson Auto
 - i. Site Plan
 - ii. Fee Waiver Request

14. RESOLUTIONS

- 14.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for New Asphalt Seal Coats.

SCHEDULED ITEMS

15. HIDDEN HOLLOW

- 15.A MOTION/PUBLIC HEARING - Disposal of Significant Real Property Identified as a Portion of Utah County Parcel Number 58:040:0013.

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The applicant for Hidden Hollow Phase C requested that the City Council consider disposal of 1.5 acres in the Lower Hidden Valley area to be included as part of that development project. Since this property is classified "significant", the City Council must hold a public hearing to consider disposal of this City-owned property.

15.B [MOTION - Hidden Hollow Phase C Preliminary Plat and Site Plan](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed Hidden Hollow Phase C preliminary plat and site plan includes 134 lots/units (48 single-family lots and 86 townhomes). The project is located along the extension of Hidden Valley Parkway, southeast of the Hidden Hollow Phase B project. This is the third and final planning area of the original Hidden Valley North preliminary plat.

16. **AULT FARMS**

16.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Ault Farms.](#)

BACKGROUND: *(Presented by Assistant City Administrator / Community Development Director Steve Mumford)* The proposed Ault Farms project includes approximately 752 acres located east of Pony Express Parkway and south of the Eagle Point and Eagle Village neighborhoods. It proposes a mix of FR, R1, R2, R3, RC, MF1, CN, and open space areas (and a future business park area). Applications include a proposed rezone, general plan amendment, and master development plan.

16.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Ault Farms.](#)

17. **DEER HAVEN**

17.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as Deer Haven.](#)

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance amends the General Plan and rezones the 40-acre parcel (Parcel 58:047:0017) located west of Cedar Pass Ranch, and north of Lone Tree. The applicant has requested to amend the future land use designation of approximately 19.5 acres of property to Agricultural/Rural Density Two, which allows for the possibility of the RD1 and RD2 Zones. The remaining 20.5 acres of property will retain the existing future land use designation of Agricultural/Rural Density One.

17.B [MOTION - Deer Haven Preliminary Plat](#)

18. **ORDINANCES/PUBLIC HEARINGS**

18.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Rush Creek.](#)

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance amends the Eagle Mountain Future Land Use Map which would accommodate the future development of two Light Manufacturing/Distribution Zone subdivisions located in the Rush Creek development, north of the Sage Park subdivision and west of the Overland subdivision.

18.B **ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as The District at Eagle Mountain Town Center.**

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance rezones approximately 19.27 acres of property to the Commercial Community Zone. The property is bordered by Pony Express Parkway to the west and Eagle Mountain Boulevard to the south.

19. **ORDINANCE**

19.A **ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Temporary Land Use Regulation Delaying a Requirement for Front and Side Yard Landscaping due to Drought Conditions.**

BACKGROUND: *(Presented by Assistant City Administrator / Community Development Director Steve Mumford)* The proposed ordinance is a temporary amendment to EMMC 17.25.050(A) to allow certificates of occupancy to be issued for new residential units through September 15, 2021. A landscape escrow shall be deposited with the City enabling the delayed installation of front and side yard landscaping due current drought conditions.

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**

22.A Upcoming Agenda Items

23. **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 July, 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