



EAGLE MOUNTAIN CITY COUNCIL MEETING AGENDA

June 02, 2020, 4:00 PM

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

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

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 by following the instructions below.

Lifesize electronic meeting through Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Copy and paste the link to your web browser to view the live stream and meeting documents.

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 - Eagle Mountain Municipal Code Amendments

1. Chapter 17.37 Business Park Zones
2. Chapter 17.55 Warehouse Farming Overlay Zone

1.B. DISCUSSION - Pole Canyon Extraction Permit

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.

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.

7:00 P.M. POLICY SESSION – ELECTRONIC MEETING VIA LIFESIZE

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

8. CITY COUNCIL/MAYOR’S ITEMS

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

CONSENT AGENDA

9. BID AWARDS

- 9.A. Construction Management for the Facebook West Access Road and Waterline Project - Project Engineering Consultants
- 9.B. Facebook West Access Road and Waterline Project - Skip Dunn and Sons Excavating
- 9.C. Wastewater Treatment Plant Expansion - FX Construction

10. CHANGE ORDERS

- 10.A. SilverLake Woodhaven Park Design Change Order #1 - Environmental Planning Group

11. MINUTES

- 11.A. May 19, 2020 - Regular City Council Meeting

SCHEDULED ITEMS

12. ARRIVAL

- 12.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Arrival Master Development Plan.

BACKGROUND (Presented by Community Development Director Steve Mumford): The proposed ordinance amends the Arrival Master Development Plan, shifting lot lines and roads to provide each lot with suitable soils for septic drain fields based on geotechnical explorations in the area. This is an applicant proposed amendment.

- 12.B. MOTION - Arrival Phase B Preliminary Plat Amendment

13. ORDINANCES

- 13.A. [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.35 Commercial Zones.](#)

BACKGROUND: (Presented by Planning Staff) The proposed ordinance amends Chapter 17.35 Commercial Zones, creating the Commercial Regional Zone.

- 13.B. [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.](#)

BACKGROUND: (Presented by Planning Staff) The proposed ordinance amends Chapter 17.80 to clarify standards for "official" signs owned and operated by Eagle Mountain City.

- 13.C. [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Repealing the regulations in Chapter 17.45 Airpark Zone of the Eagle Mountain Municipal Code.](#)

BACKGROUND: (Presented by Planning Staff) The proposed ordinance repealing the regulations in Chapter 17.45 Airpark Zone of the Eagle Mountain Municipal Code is at the request of the Eagle Mountain Planning Commission.

- 13.D. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Parks and Recreation 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 Parks and Recreation 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. This item was presented and tabled at the May 5, 2020 City Council.

14. **CITY COUNCIL/MAYOR’S BUSINESS**

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

15. **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.

16. **COMMUNICATION ITEMS**

- 16.A. [Upcoming Agenda Items](#)

17. **ADJOURNMENT**

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **29th day of May, 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