



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 21, 2019, 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. Lakeview Estates Alternative Fencing Standards
This is not an action item.

2. CONCEPT PLANS

- 2.A. Gateway Park Phase 4 Concept Plan - This is not an action item.
BACKGROUND: A conceptual plan for 442 affordable housing units on 17.70 acres (24.97 DU/AC), within the Gateway Park Development. The applicant is requesting feedback on their proposed development.
- 2.B. Sage Park Storage & Flex Space Concept Plan - This is not an action item.
BACKGROUND: A concept plan for a Storage and Flex Space development in the Sage Park Development.

3. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

4. 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

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

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. INFORMATION ITEMS/UPCOMING EVENTS

8. 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.)

9. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

10. BOND RELEASE

- 10.A. Spring Run Phase A Plat
Out of Warranty

11. CHANGE ORDERS

- 11.A. Steeplechase Offsite Improvements
Reynolds Construction

12. MINUTES

- 12.A. May 7, 2019 Minutes
Regular City Council Meeting

13. PRELIMINARY PLAT & SITE PLAN

- 13.A. SilverLake South Clubhouse and Pool
A site plan proposal for the SilverLake South Clubhouse and Pool

SCHEDULED ITEMS

14. EAGLE HEIGHTS VILLAGE

- 14.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Approving the Eagle Heights Village Master Development Plan.

BACKGROUND: (Presented by Planner Tayler Jensen) This applicant-proposed site plan and master development plan is for 294 duplex units located on approximately 51.38 acres, for a project density of 5.72 dwelling units per acre. The applicant has submitted a master development agreement, which is being negotiated with staff, and will be brought for approval in the future. Eagle Heights Village is located south of Eagle Mountain Boulevard, and west of Lake Mountain Road (Parcel 59:018:0037). The applicant has proposed that the master development plan also serves as the preliminary plat. This item was tabled at the May 7, 2019 City Council meeting.

14.B. SITE PLAN & PRELIMINARY PLAT

BACKGROUND: (Presented by Planner Tayler Jensen) The proposed site plan and preliminary plat is for 294 duplex units located on 51.38 acres with a project density of 5.72 dwelling units per acre. Eagle Heights Village is located south of Eagle Mountain Boulevard and west of Lake Mountain Road (Parcel 59:018:0037). This item was tabled at the May 7, 2019 City Council meeting.

14.C. CONDITIONAL USE PERMIT APPEAL

BACKGROUND: (Presented by Planner Tayler Jensen) The applicant for Eagle Heights Village is appealing the condition of the conditional use permit issued to them by the Planning Commission on March 12, 2019.

15. **ORDINANCES / PUBLIC HEARINGS**

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.

BACKGROUND: (Presented by Planning Staff) The proposed amendment to Chapter 6.05 Animal Control of the Eagle Mountain Municipal Code is to clarify different activities that commonly take place with animals, including kennels, pet sitting and dog breeding. The City Council reviewed the proposed amendment at a previous meeting and changes have been drafted based on City Council feedback. This item was tabled at the May 7, 2019 City Council meeting.

15.B. ORDINANCE - 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) This applicant-proposed Municipal Code amendment would change the maximum height of flag poles permitted at model homes from for 20 feet to 50 feet.

15.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2018-2019 Budget.

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance amends the Fiscal Year 2018-2019 budget for increases in the General Government and Impact Fee funds.

15.D. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget. **This is not an action item, public hearing only**

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on

May 7, 2019. The final budget will be adopted on June 18 and will be the document that governs the expenditures for FY 2019-2020.

16. CITY COUNCIL/MAYOR’S BUSINESS

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

17. 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.

18. COMMUNICATION ITEMS

19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **16th day of May, 2019**, 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