



EAGLE MOUNTAIN CITY COUNCIL MEETING AGENDA

May 19, 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.

For information regarding revised practices for public meetings in Eagle Mountain City, click the link below.

[Revised Meeting Practices](#)

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 17.35 Commercial Zones
2. Chapter 17.80 Sign Regulations and Sign Permits
3. Chapter 17.45 Airpark Zone

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 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.

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 – 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. [Community Development Building Vehicle Wash Bay - Wasatch West Construction](#)
Motion to approve.

9.B. [Library Addition - Bailey Builders](#)
Motion to approve.

9.C. [Water Optimization Study - Barr Engineering](#)
Motion to approve.

10. BOND RELEASES

10.A. [Arrival Phase B, Plat 2 - Out of Warranty](#)
Motion to approve.

10.B. [Harmony Phase A, Plat 1 - Out of Warranty](#)
Motion to approve.

11. CHANGE ORDERS

11.A. [Facebook 3.5 MG Tank Change Order #1 - Probuild Construction](#)
Motion to approve.

11.B. [Pony Express Parkway Widening Design Change Order #4 - Horrocks Engineers](#)
Motion to approve.

11.C. [Wastewater Treatment Expansion Design Change Order #3 - Aqua Engineering](#)
Motion to approve.

12. MINUTES

- 12.A. [May 5, 2020 - Regular City Council Meeting](#)
Motion to approve.

13. RESOLUTIONS

- 13.A. [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Municipal Wastewater Planning Program, 2019 Annual Survey.](#)
Motion to approve.

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2020-2021 Budget.](#)

[*This is not an action item; public hearing only.*](#)

BACKGROUND: (Presented by Assistant City Administrator/Finance Director 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 30. The tentative budget was accepted by the City Council on May 5, 2020. The final budget will be adopted on June 16, 2020 and will be the document that governs the expenditures for FY 2020-2021.

- 14.B. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Fiscal Year 2019-2020 Budget.](#)

BACKGROUND: (Presented by Assistant City Administrator/Finance Director Paul Jerome) State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fourth budget amendment for Fiscal Year 2019-2020 and includes increases in the General Government, Enterprise, Capital Projects, Impact Fee and Debt Service funds.

15. RESOLUTION

- 15.A. [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Revised Sage Park Business Center Development Agreement.](#)

BACKGROUND: (Presented by Planning Staff) This applicant-proposed revision to the Sage Park Business Center Development Agreement addresses reimbursement of collector road upsizing and access off of Eagle Mountain Boulevard. The project is located on the north end of Sage Park, on the east side of Eagle Mountain Boulevard. This item was presented to the City Council on May 5, 2020 and was tabled to the May 19, 2020 meeting.

16. ORDINANCES/IMPACT FEES

- 16.A. [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 at the May 5, 2020 City Council meeting and the public hearing was held; the item was tabled to the May 19, 2020 meeting.

- 16.B. [ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Storm 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 Storm Water Impact Fee Enactment adopts the IFFP and 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 at the May 5, 2020 City Council meeting and the public hearing was held; the item was tabled to the May 19, 2020 meeting.

- 16.C. [ORDINANCE - 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 Water Impact Fee Enactment adopts the 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 at the May 5, 2020 City Council meeting and the public hearing was held; the item was tabled to the May 19, 2020 meeting.

- 16.D. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation 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 Transportation Impact Fee Enactment adopts the IFA 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 at the May 5, 2020 City Council meeting and the public hearing was held; the item was tabled to the May 19, 2020 meeting.

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](#)

This is not an action item.

19.B. [Upcoming Agenda Items](#)

This is not an action item.

20. ADJOURNMENT

21. RESOLUTION

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **15th 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