



EAGLE MOUNTAIN CITY COUNCIL MEETING

April 18, 2023, 2:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

PLEASE NOTE THE EARLIER START TIME

2:00 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.AUPDATE - City Administrator Items

1.BPRESENTATION - Comprehensive Marketing Plan
Staff Report

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 Director of Legislative Affairs

1. Clifford Strachan

9.B Library Advisory Board

1. Amber Worthen - Three-year Term through December 2025

CONSENT AGENDA

10. AGREEMENTS

10.A Amendment to the Approved Ladder Sign Locations Map - Eagle Mountain Chamber of Commerce
Proposed Ladder Sign Locations

10.B Employee Benefits Agreements - MotivHealth, New Benefits, and MetLife
MotivHealth Proposal
New Benefits Agreement
MetLife Accident & Critical Illness Insurance Agreement

10.C Recreation Area Use Agreement - Eagle Mountain Baseball Association, Inc.
Eagle Mountain Baseball Agreement 2023

10.D Recreation Area Use Agreement - Utah County Youth Soccer Inc. Orem League #20
Youth Soccer Agreement 2023

10.E Tickville Culvert Reimbursement Agreement - Flagship Homes
Culvert Reimbursement Agreement - Flagship Homes
Tickville Wash Bid & Budget

11. BID AWARDS

11.A Carnival Operations - Brown's Amusements Inc.
Brown's Amusements Proposal

11.B Cedar Pass Waterline Project - BD Bush Excavation
BD Bush Excavation Bid

11.C Mid Valley Road Widening Project - Newman Construction
Newman Construction Bid

11.D Pony Express Paving Project - Geneva Rock
Geneva Rock Bid
Bid List

- 11.E Ranches Parkway and Campus Drive Improvements Design - Civil Science
Civil Science Bid
- 11.F Recorder's and Sheriff's Office Remodel - Wasatch West Contracting
Wasatch West Contracting Bid
Bid List
- 11.G Smith Ranch Community Park Project - General Contractor - S&L Inc.
Bid Value Engineering - S&L
Bid List
- 11.H Smith Ranch Community Park Project - Playgrounds, Ninja Course, Amenities - Big T
Recreation
Amenities Package Estimate
Pavilion Package Estimate

12. CHANGE ORDERS

- 12.A Wastewater Treatment Plant Headworks Facility Change Order #2 - VanCon, Inc.
Change Order #2
- 12.B Old Airport Road Design Change Order #4 - Civil Science
Change Order #4

13. MINUTES

- 13.A March 21, 2023 Minutes - Regular City Council Meeting
03.21.2023 City Council Minutes - DRAFT

14. PRELIMINARY PLATS & SITE PLANS

- 14.A SITE PLAN - Taco Bell
Taco Bell Civil Plans
Elevations
Lighting
Dumpster Enclosure
Menu Board

15. RESOLUTIONS

- 15.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle
Mountain City Sewer System Management Plan.
RES--Sewer System Management
Plan Sewer System Management Plan
- 15.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Quest

East Master Development Agreement.

RES--Eagle Quest East MDA

Eagle Quest East MDA

Eagle Quest East MDA Exhibits

- 15.C RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for Everbridge Mass Notification Services.
RES--Interlocal Cooperation Agreement for Everbridge Mass Communication Services
Interlocal Agreement - Everbridge

- 15.D RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Interlocal Cooperation Agreement with Utah County for the Pony Express Parkway Widening, Phase 3 Project.
RES--Amended Interlocal Cooperation Agreement for Pony Express Pkwy Widening Ph 3 Eagle Mountain Pony Express Widening Phase 3 Interlocal Amendment

- 15.E RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2022 Municipal Wastewater Planning Program Annual Report.
RES--Municipal Wastewater Planning Program Annual Report
2022 Municipal Wastewater Planning Program Annual Report

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

- 16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known As TripleTail.

This item has been removed from the agenda at the applicant's request and will not be discussed during this meeting.

- 16.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.60.160 Zone Transitions.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance includes an applicant-proposed amendment to EMMC Section 17.60.160 Zone Transitions to allow the City Council to approve exceptions to compatible buffer zone requirements. After the public hearing at Planning Commission, staff drafted alternative language which is included with this staff report.

ORD--EMMC 17.60.160 Zone Transitions

EMMC 17.60.160 Zone Transitions - Applicant-proposed & Alternate Amendments

- 16.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,

Amending the General Plan Future Land Use Map and Rezoning Certain Lands Known As Eagle Mountain Retail.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends the General Plan Land Use Map from Neighborhood Residential One and Community Commercial to Regional Commercial and rezoning the subject lot from Agriculture and Commercial to Commercial Regional for the purpose of permitting "big box" development. The subject property is located at the northwest intersection of SR-73 and Spring Run Parkway.

ORD--Eagle Mountain Retail General Plan Amendment & Rezone
General Plan and Rezone Map
Application and Concept

17. POLE CANYON / FIREFLY

- 17.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed applications include an amendment to the Pole Canyon Master Development Plan and an Amended and Re-stated Master Development Agreement pertaining to 2,567.86 acres of property (of the old MDA -- now 2781.99 acres), formerly approved for development as Pole Canyon -- now Firefly.

ORD--Pole Canyon MDP Amendment #1 (Firefly)
Firefly Since PC and vs. Pole Canyon Summary and Comparisons
Land Use Master Plan
Community Plan
ARMDA draft 12-08-22
Technical Guidelines
Firefly Roadway and Traffic Study and Analysis Docs.

- 17.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Pole Canyon Master Development Agreement, Now Known As Firefly.
RES--Amended and Restated Pole Canyon MDA (Firefly)

18. ORDINANCES

- 18.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater Industrial Park Community Reinvestment Area #3 Project Area Plan as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by Statute.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* The proposed ordinance adopts the Sweetwater Industrial Park Community Reinvestment Area #3 Project Area Plan.

[ORD--Sweetwater Industrial Park CRA #3 Plan](#)
[Sweetwater Industrial Park CRA #3 Plan - DRAFT](#)

19. CITY COUNCIL/MAYOR'S BUSINESS

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

20. 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.

21. COMMUNICATION ITEMS

21.A Eagle Mountain Pet Care Concept Plan
For information purposes
only. [EM Pet Care Vicinity](#)
[Maps EM Pet Care Site Plan](#)
[EM Pet Care Floor Plan and Elevations](#)

21.B Financial Report
[February FY 2023 Executive Summary](#)

21.C Upcoming Agenda Items
[Upcoming Agenda Items](#)

22. 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 13th day of April, 2023, 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