



EAGLE MOUNTAIN CITY COUNCIL MEETING

April 6, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Council to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Utah's Governor and the Utah Department of Health have issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address and phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

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 Updates - City Administrator Items

1.B PRESENTATION - Recreation Tourism Study

1.C DISCUSSION - Sweetwater Industrial Park Rezone and General Plan Amendment

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 may 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 - VIA LIFESIZE ELECTRONIC MEETING

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.

CONSENT AGENDA

9. **AGREEMENTS**

9.A AGREEMENT - City Hall Lobby Display

9.B AGREEMENT - City Council Chambers Lectern and On-screen Timer

10. **BID AWARDS**

10.A Construction Management and Inspection Services for Pony Express Phase 5 Widening Project - PEPG Consulting

11. **BOND RELEASES**

11.A Glenmar Ranches Phase B, Plat 4 - Into Warranty

12. CHANGE ORDERS

12.A Facebook Water Tank Change Order #2 - Probuild

12.B Water Model Rebuild Change Order #2 - Psomas

12.C Software Agreement Change Order #1 - Accela

13. MINUTES

13.A March 16, 2021 - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

14.A Pole Canyon NPA-11 Preliminary Plat

14.B O'Reilly Auto Parts - Site Plan

14.C Macey's at Market Place - Site Plan

14.D Request to Amend Condition of Approval - SilverLake South Preliminary Plat

SCHEDULED ITEMS

15. THE PINNACLES

15.A PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as The Pinnacles.

15.B PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan for The Pinnacles.

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The project, referred to as The Pinnacles, contains approximately 161 acres of land on the north side of Aviator Avenue (5000 N) and west of the Brylee Farms development. The proposed plan includes a mix of residential zones (R2, R3, RC, MF1, and MF2) and a commercial area along with associated infrastructure and open space improvements. The applications include a General Plan amendment, rezone request, and master development plan.

16. ORDINANCES/PUBLIC HEARINGS

16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Recorded Plat Amendment for the Eagle Mountain Business Campus.

BACKGROUND: *(Presented by Planning Manager Tayler Jensen)* Eagle Mountain Business Park (also known as Prairie Gate) is a five (5) lot business campus project located at the southeast corner of Ranches Parkway and State Road 73. The applicant is proposing to create Parcel A from a portion of lot 5, which would include open space

(including the Ranches Waterfall Sign). Eagle Mountain City would retain ownership of this parcel. The request would also create two (2) lots from the remaining land and lot 1, both with access onto Campus Drive.

16.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.60 Street Improvements.](#)

BACKGROUND: *(Presented by Streets and Storm Water Manager Zac Hilton)* The proposed ordinance adopts Section 15.60.080 Seal Coat, which requires the City to collect a fee prior to plat recordation to place a seal coat on all new asphalt pavement one year after final acceptance of improvements.

17. RESOLUTION

17.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for Street Improvements.](#)

BACKGROUND: *(Presented by Streets and Storm Drain Manager Zac Hilton)* The proposed amendment to the Consolidated Fee Schedule includes the addition of an asphalt seal coat fee, as presented in the previous Ordinance, which is currently \$0.196 per square foot and will be collected prior to subdivision plat recordation. The current city seal coat contract allows for a yearly renewal for up to five years, with a price escalation of 3% per year.

18. CITY COUNCIL/MAYOR'S BUSINESS

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

19. 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.

20. COMMUNICATION ITEMS

20.A Upcoming Agenda Items

21. 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 #th day of Month, 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