



EAGLE MOUNTAIN CITY COUNCIL MEETING

March 16, 2021, 7:15 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 [DISCUSSION - Rental Dwelling Licensing](#)
- 1.C [DISCUSSION - Rezone Initiation - The Ranches and Eagle Mountain Properties](#)
- 1.D [DISCUSSION - Hidden Hollow Phase C](#)
- 1.E [UPDATE - O'Reilly Auto Parts Site Plan](#)
- 1.F [UPDATE - Pole Canyon NPA-11 Preliminary Plat](#)
- 1.G [UPDATE - Prairie Gate Business Campus Recorded Plat 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 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 (directly following RDA meeting) - 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.

9. **APPOINTMENTS**

9.A Youth City Council

- 1. Camrie Campos - Completing the term through June 30, 2021

CONSENT AGENDA

10. **BID AWARDS**

- 10.A [Design Services for Smith Ranch Community Park - MHTN Architects](#)
- 10.B [Pony Express Widening Phase 5 - Kenny Seng Construction](#)

11. BOND RELEASES

- 11.A J & J Ranch - Into Warranty
- 11.B Lone Tree Phase F, Plat 1 - Into Warranty
- 11.C SilverLake Plat 18 - Into Warranty
- 11.D SilverLake Plat 21 - Into Warranty
- 11.E SilverLake Plat 22 - Into Warranty
- 11.F SilverLake Plat 23 - Into Warranty
- 11.G SilverLake Plat 24 - Into Warranty
- 11.H SilverLake Plat 25 - Into Warranty
- 11.I SilverLake Plat 26 - Into Warranty

12. CHANGE ORDERS

- 12.A Cory B. Wride Memorial Park Phase 2 Project Change Order #1 - Kenny Seng Construction

13. MINUTES

- 13.A March 2, 2021 - Regular City Council Meeting

14. RESOLUTIONS

- 14.A RESOLUTION - Resolution of Eagle Mountain City, Utah, Approving a Utah County Interlocal Agreement for 2021 Municipal Election Administration.
- 14.B RESOLUTION - Resolution of Eagle Mountain City, Utah, Appointing Kenneth A. Brown, JR. to the Position of Administrative Law Judge and Approving a Legal Services Agreement.

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.

This item has been removed from the agenda at the applicant's request.

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

This item has been removed from the agenda at the applicant's request.

16. ORDINANCE/PUBLIC HEARING

- 16.A **ORDINANCE/PUBLIC HEARING** - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Fiscal Year 2020-2021 Budget.

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fourth amendment for the Fiscal Year 2020-2021 budget and includes increases to the General Fund.

17. SWEETWATER INDUSTRIAL PARK

- 17.A **ORDINANCE** - An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater Industrial Park Community Reinvestment Area #2 Project Area Plan, as Approved by the Redevelopment Agency of Eagle Mountain, 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 Aaron Sanborn)* This project plan allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone.

- 17.B **RESOLUTION** - Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Sweetwater Industrial Park Community Reinvestment Area #2.

BACKGROUND: *(Presented by Economic Development Director Aaron Sanborn)* This project allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone. The interlocal agreement would allow Utah County to transmit certain incremental tax revenue for Eagle Mountain City to the Eagle Mountain City RDA for execution of the project area plan & budget.

18. PRESENTATION

- 18.A **PRESENTATION** - 2021-2022 FY Preliminary Budget

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 Financial Report

21.B 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 11th day of March, 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