



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 16, 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.
- Governor Herbert and the Utah Department of Health have recently 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 recordsoffice@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 [DISCUSSION - Ault Farms Master Development Plan, 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 will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the professional competence of an individual, 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. **BOND RELEASES**

9.A Eagle Point Phase J, Plat 2 - Into Warranty

9.B Pacific Springs Phase A, Plat 1 - Into Warranty

9.C Solo Street - Into Warranty

10. **MINUTES**

10.A February 2, 2021 - Regular City Council Meeting

SCHEDULED ITEMS

11. **ORDINANCE/PUBLIC HEARING**

- 11.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning Certain Lands known as Brylee North.](#)

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The proposed ordinance is for a rezone and General Plan amendment of approximately 22 acres of property located on Eagle Mountain Boulevard north of Brylee Farms. The applicant is seeking a rezone from Commercial to CR and MF2, and a General Plan amendment to change the land use

designations from Employment Center/Campus and Neighborhood Residential Two to Regional Commercial and Neighborhood Residential Three.

12. SCARLET RIDGE ESTATES

- 12.A PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Transportation Master Plan of the General Plan and Rezoning Certain Lands Known as Scarlet Ridge Estates.
- 12.B PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for the Scarlet Ridge Estates
- 12.C **MOTION - Scarlet Ridge Estates Preliminary Plat**

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The project, referred to as Scarlet Ridge Estates, contains approximately 160 acres of land east of Lake Mountain Road and south of the future Tiffany Lane extension. The proposed plan includes a residential subdivision of 37 one-acre and 174 half-acre lots along with associated infrastructure and open space improvements. The applications include a General Plan amendment, rezone request, master development plan, and preliminary plat.

13. HIDDEN HOLLOW PHASE C

- 13.A **MOTION - Hidden Hollow Phase C Consideration of Density Vesting**

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* A request for consideration of density vesting for the Hidden Hollow Phase C project, including 134 lots/units (48 single-family lots and 86 townhomes), located along the extension of Hidden Valley Parkway, southeast of the Hidden Hollow Phase B project. This is the third and final planning area of the original Hidden Valley North preliminary plat.

14. CITY COUNCIL/MAYOR'S BUSINESS

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

15. 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.

16. COMMUNICATION ITEMS

- 16.A Financial Report
- 16.B Upcoming Agenda Items

17. 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 February, 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