



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 15, 2022, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 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.A UPDATE - City Administrator Items

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.

CONSENT AGENDA

9. BID AWARDS

9.A [Eagle Mountain Boulevard Widening Pre-Construction - WW Clyde](#)

10. BOND RELEASES

10.A Brandon Park Phase A, Plat 15 - Into Warranty

10.B Cedar Farm - Into Warranty

- 10.C Harmony Phase A, Plat 3 - Into Warranty
- 10.D Brandon Park Phase A, Plat 8 - Out of Warranty
- 10.E Brandon Park Phase A, Plat 9 - Out of Warranty
- 10.F Scenic Mountain Phase A, Plat 4 - Out of Warranty

11. MINUTES

- 11.A February 1, 2022 - Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

- 12.A [PRELIMINARY PLAT - Parkway Fields Phase A \(Previously known as Founders Square and Ault Farms\)](#)
- 12.B [SITE PLAN - Marketplace at Eagle Mountain Town Center \(Lot 11 Pad A\)](#)
- 12.C [SITE PLAN - Wendy's at Marketplace \(Lot 7\)](#)

13. RESOLUTION

- 13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah Authorizing the Finance Director and Treasurer to Make Changes to the Eagle Mountain City's Public Treasurer's Investment Fund \(PTIF\) Accounts.](#)

SCHEDULED ITEMS

14. EAGLE MOUNTAIN DATA CAMPUS

- 14.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands known as Eagle Mountain Data Campus.](#)

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance rezones approximately 490 acres from Agricultural to the Regional Technology and Industry (RTI) Overlay Zone to facilitate development of a data center (Utah County ID 59:058:0001 and 59:058:0002). The property is located within a Business Park/Light Industry land use per the City's adopted General Plan Future Land Use Map. The applicant has also presented a Concept Plan for review in conjunction with the rezone request.

- 14.B DISCUSSION - Eagle Mountain Data Campus Concept Plan

15. RUSH CREEK

- 15.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands known as Rush Creek.](#)

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance rezones approximately 38.8 acres from Agricultural to the Light Manufacturing

Distribution (LMD) Zone. The application also includes a request for Preliminary Plat approval for a 15-lot industrial subdivision (Utah County ID 59:034:0009).

15.B MOTION - Rush Creek Preliminary Plat

16. **ORDINANCE**

16.A **ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.**

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The ordinance defines and clarifies the number of livestock permitted on residentially zoned property. This item was tabled at the February 1, 2022 City Council meeting.

17. **RESOLUTIONS**

17.A **RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amended and Restated Oquirrh Mountain Master Development Agreement.**

BACKGROUND: *(Presented by Community Development Director Steve Mumford)* The proposed resolution amends and restates (replaces) the Oquirrh Mountain Master Development Agreement. The 120 acre project is located south of Lone Tree and north of Overland on the west side of Pony Express Parkway. The agreement documents the terms of the approval.

17.B **RESOLUTION - A Resolution of Eagle Mountain City, Utah, Authorizing the Issuance and Sale of Not More Than \$20,000,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2022; Fixing the Maximum Aggregate Principal Amount of the Bonds; The Maximum Number of Years Over Which the Bonds May Mature, the Maximum Interest Rate Which the Bonds May Bear, and the Maximum Discount From Par at Which the Bonds May be Sold; Providing for the Publication of a Notice of Public Hearing and Bonds to be Issued; Providing for the Running of a Contest Period; Authorizing the Execution by the City of a General and Supplemental Indenture of Trust, and Other Documents Necessary for the Issuance of the Series 2022 Bonds; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transaction Contemplated by this Resolution; and Related Matters.**

BACKGROUND : *(Presented by Staff)* The proposed resolution is for the issuance of Sales Tax Revenue Bonds, Series 2022, to finance road and sewer system improvements and all related improvement, and setting a public hearing for March 15th, 2022.

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 Planning 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 10th day of February, 2022, 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